

PROPERTY AGENTS

JPKnight



Ridgeway Court, Cholsey OX10 9GU



Ridgeway Court, Cholsey

An impressive Grade II listed 4 bedroom ground floor apartment, part of a Victorian hospital conversion set in stunning grounds of 100 acres including protected meadowland that leads down to the Thames.

There is a 34' garden and 2 parking spaces: the superb living space comprises, 4 bedrooms and 2 bathrooms, 36' central hallway and a beautiful sympathetically decorated 24' x 16' open plan kitchen/breakfast/living room with character features, high ceilings and tall double glazed sash windows.

No forward chain.



Tenure - Leasehold

The property is double glazed with a 2-zone smart gas central heating system, benefiting from a low service charge (**c.£650 per annum**)

Communal Hall:

Doors accessing the parking area and gardens.
Apartment entrance via a smart camera doorbell.

Entrance Hall: 35'10 in length.

Wood style floor, radiator. Cupboard 6'8 x 3' with light and fitted storage system including shelving and hanging rail.

Kitchen/Breakfast/Living Room: 24'2 x 16'4

Beautifully re-fitted kitchen with lit larder style tall cupboards, curved corner units, quartz worktops, inset sink and high spec appliances. Island unit with induction hob, extractor and breakfast bar. AEG oven and 2nd combination oven, dishwasher, Washing machine and recess for fridge/freezer. The Kitchen has a tiled floor with carpets in the living area: double aspect including tall 6'9 windows looking across the communal gardens, 2 radiators and glass doors leading to the hallway.





Bedroom 1: 12'8 x 10'7

Two sash windows overlooking the communal gardens, radiator, carpets and walk-in wardrobe with fitted storage system.

En Suite Shower Room: Fitted with a white 3-piece suite including wide shower cubicle, tiling, chrome radiator, mirrored vanity unit and gas boiler.

Bedroom 2: 13'3 x 12'2

4 opaque windows, radiator and carpeting.

Bedroom 3: 12'4 x 6'6

Sash window to communal grounds, radiator and wood style floor.

Bedroom 4/Study: 12'5 x 6'6 Sash window, wood style floor, full-height shelving, overhead lighting and radiator.

Family Bathroom:

White 3-piece suite with shower above the bath, chrome radiator, mirrored vanity unit, sash window.

Outside:

There are 2 adjacent parking spaces in the courtyard to the front.

Garden: 34'4 x 9'2

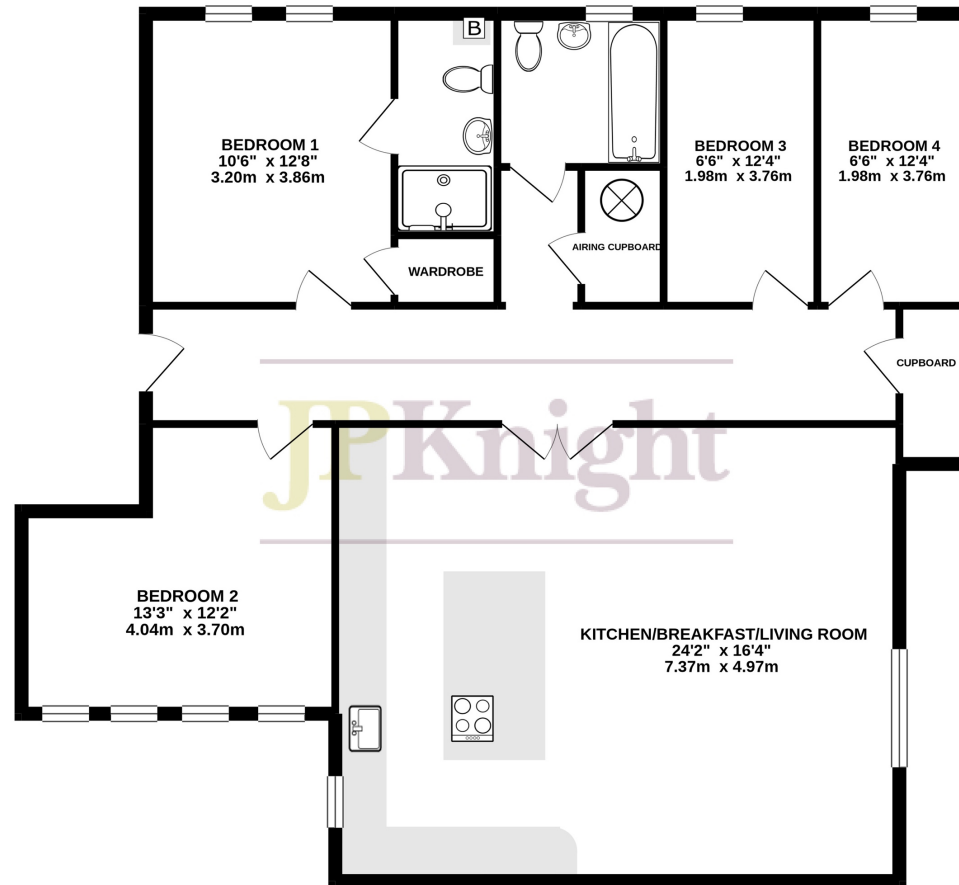
Laid to gravel with a side border, it is enclosed by walling with a wrought iron gate. Beyond are attractively landscaped communal gardens, leading to extensive grounds including ponds, cricket pitch, pavilion, children's play area, allotments and walkways down to the Thames.



GROUND FLOOR

Directions

Leave Wallingford via St Marys Street, it becomes the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, bear right and park in the visitor parking on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1323sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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