

PROPERTY AGENTS

**JP**Knight



Beehive Close, Cholsey OX10 9EF





## Beehive Close, Cholsey

A delightful ground floor apartment with 2 bedrooms, en suite shower room and bathroom, a parking space, its own terrace and a garden shared with just one other: it is set on this smart on this small development close to the village centre and within walking distance of the train station.

### Accommodation

The property is double glazed with gas central heating to radiators.



## Share of Freehold

Communal Entrance: Shared with just the apartment above, shared cupboard.

Front door to:

Entrance Hall: Radiator and wood style floor.

Living Room: 14'10 x 9'2

Twin French doors open to the terrace and garden beyond, there is a wood style floor, radiator and cupboard housing the gas boiler. Open way to:

Kitchen: 11'2 x 8'

Range of storage units, worktops, gas hob, extractor hood and electric oven. Fridge/freezer and washing machine (untested), pelmet and down lighters, tiled floor and radiator.







Bedroom 1: 11' x 8' (excl. wardrobes)  
 There is a window out to the front, full width fitted wardrobes and radiator.

En Suite Shower Room: Fitted with a white 3-piece suite, tiling, down lighters and radiator.

Bedroom 2: 13' x 7'2"  
 A window overlooks the garden, radiator.

Bathroom:  
 It comprises a white 3-piece suite with a shower above the bath, tiling, radiator and down lighters.

Outside

To the front there is an allocated parking space and further visitor spaces.

To the rear the property has a paved terrace that is c. 10' x 7', it shares the area of lawn beyond just with the apartment above it. There is a side gate providing side access.



**Directions**

Turn right from our offices into St Marys St, follow this to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then straight through the two mini roundabouts into Honey Lane. Beehive Close is on the left after 0.2 of a mile.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102-100) <b>A</b>		
(91-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



**LIVING ROOM**  
14'10 x 9'2  
4.52m x 2.79m

**BEDROOM 2**  
13 x 7'2  
3.96m x 2.18m

**KITCHEN**  
11'2 x 8'  
3.40m x 2.44m

**BEDROOM 1**  
11 x 8'  
3.35m x 2.44m

**BATHROOM**

**ENSUITE**

**TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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