



Howell Court, Cholsey OX10 9GT



Howell Court, Cholsey

A stunning Grade II listed conversion, part of this prestigious landmark development of a former Victorian hospital, it is set in a small courtyard with allocated parking and a walled garden. The accommodation comprises two double bedrooms, two bathrooms and a stunning 22ft living room/kitchen with a dramatic 17'7 beamed and vaulted ceiling.

Accommodation

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

Tenure - Leasehold

Entrance Hall: 15'1 x 4'3

Radiator, wood style floor: airing cupboard.

Living Room/Kitchen: 22'7 x 12'9

Kitchen Area:

The kitchen area is fitted with a range of storage units and worktops and a stainless steel sink, induction hob, extractor hood, electric oven, dishwasher, fridge and freezer, recess for washing machine, two radiators, breakfast bar, pelmet lighting.

Living Room:

The living area has two sets of twin doors opening out to the garden, wood style floor and a dramatic 17'7 vaulted and beamed ceiling.





Bedroom 1: 14'1 x 8'8

Door and window to the garden, 10'3 ceiling with beam: radiator and wardrobe.

En Suite Shower Room:

Fitted with a white 3-piece suite including a wide tiled shower cubicle, chrome radiator, large wall mirror, tiled floor, down lighters, cupboard housing gas boiler.

Bedroom 2: 11'10 x 8'8

Window to the front, large wardrobe, 10'3 ceiling with beams, radiator.

Bathroom: White 3-piece suite, tiling, window, chrome radiator, down lighters.

Outside

The property is set in an attractive courtyard.

Allocated Parking Space (there is additional visitor parking just outside the courtyard).

Path to the front door

Walled Garden: 20'9 x 16'8

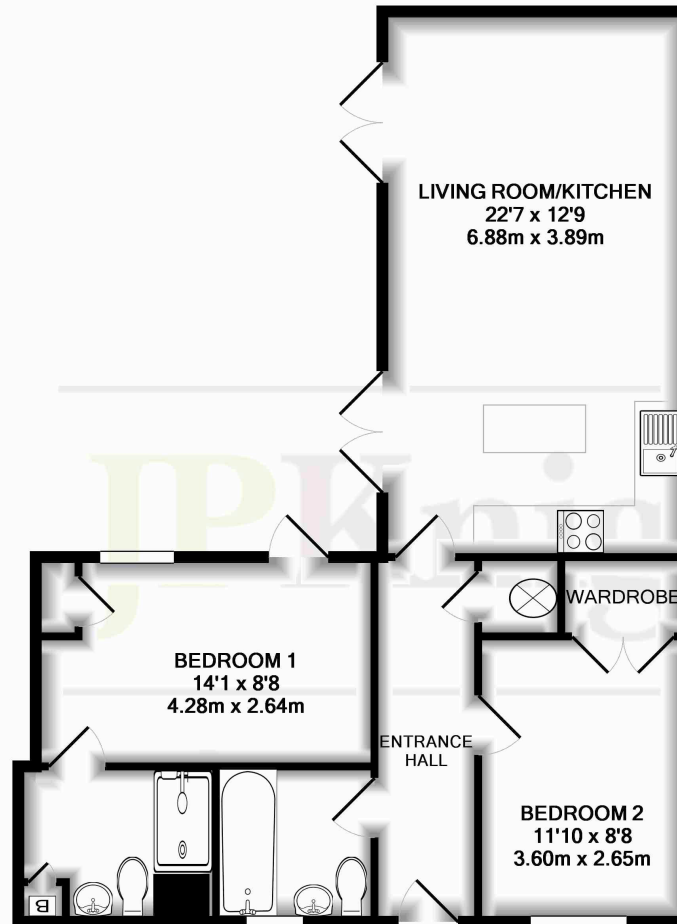
Attractive courtyard garden with a paved terrace leading to a lawn with flower and shrub borders and a side path leading to the rear gate.



Directions

Turn left from our offices into St Martin's Street, past the town hall and St Leonard's Sq and 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 apartments and proceed straight across and Howell Court will be found on the left hand side.

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 APPROX. FLOOR AREA 753 SQ.FT. (70.0 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