



7 Hermitage Court
Cholsey, Oxfordshire, OX10 9GE



JAMESGESNER
- ESTATE AGENTS -



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Cholsey
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OX10 9GE**

GUIDE £285,000 LEASEHOLD



Set within the magnificent landscaped grounds of the renowned Cholsey Meadows development, and just 300 metres from the River Thames, this superb two bedroom apartment forms part of a striking Grade II listed Victorian hospital conversion.

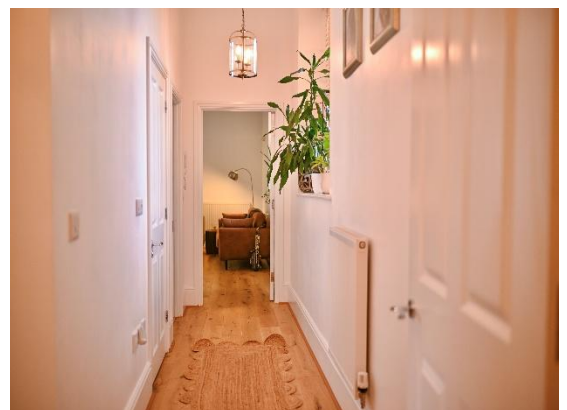
The property is located within a mile of Cholsey mainline station and benefits from allocated off street parking and access to 100 acres of communal grounds. Available with no onward chain, accommodation includes: communal entrance hall, open plan lounge/diner/kitchen, master bedroom with en-suite, further double bedroom, and family bathroom.

Cholsey Meadows is set in 100 acres of picturesque parkland leading down to the River Thames; there are fantastic communal facilities, such as a cricket pitch and pavilion, children's play park, allotments and a communal hall which is available to residents for functions.

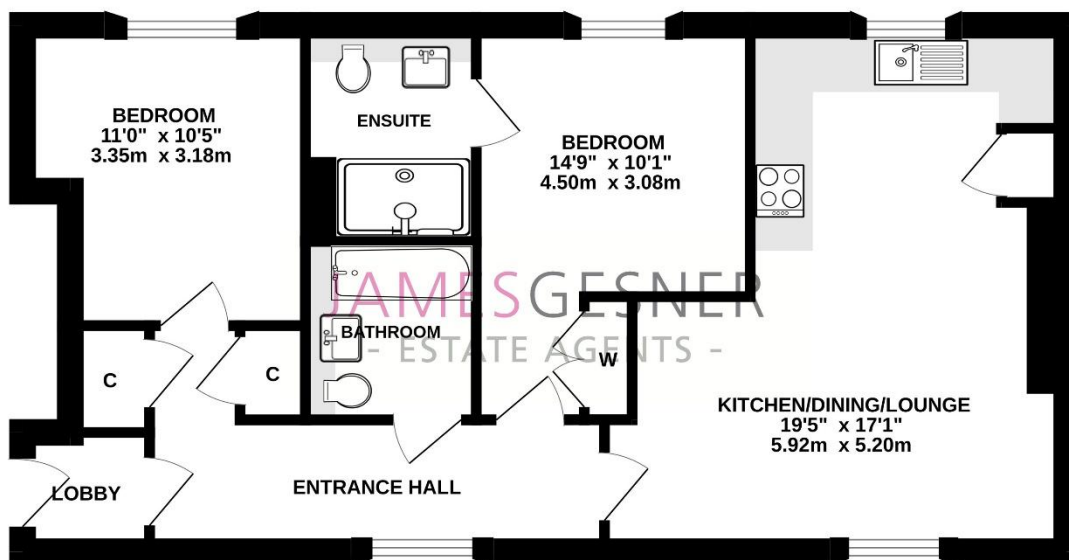
Cholsey lies approximately three miles to the south west of Wallingford, originating from a tiny Saxon farming community to the thriving lively commuter village of today. It features some excellent amenities and benefits greatly from the main line station access to London Paddington and Oxford. Wallingford c2.5 miles Cholsey Rail Station c1.0 mile M4 J12 c12.7 miles Reading c14 miles M40 J6 c13.2 miles.



Lease & Service Charges; 999 year lease dating from 1 October 2011. There is an annual ground rent of £400 and current service charge of circa £3,274 (which includes buildings insurance). These charges are reviewed annually in April.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower ranking code			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher ranking code			
England & Wales		70	70
		EU Directive 2002/91/EC	



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