



## 23 Hermitage Court

Cholsey Wallingford, OX10 9GE

50% Shared Ownership £150,000

Set within the beautiful grounds of Cholsey Meadows, this well-presented one-bedroom apartment offers spacious modern living, all surrounded by over 100 acres of open space.

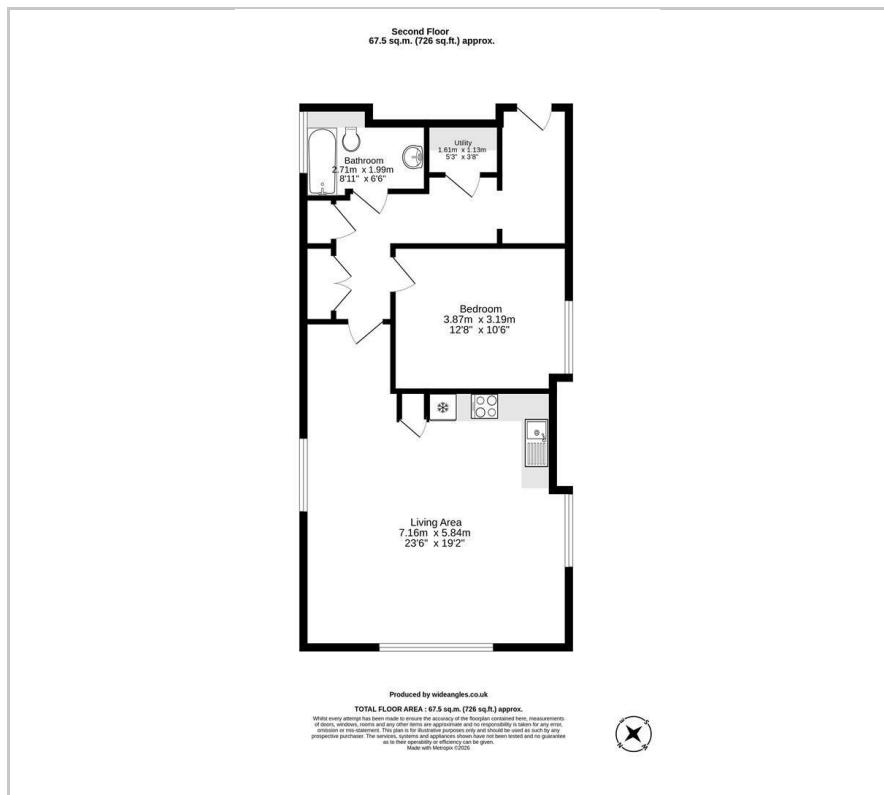
The layout is practical and easy to live in, with a bright open-plan kitchen and living area, a comfortable double bedroom, and a well-finished bathroom. It's a great combination of character features and everyday convenience.

Cholsey Meadows is known for its peaceful, community feel. Residents have access to scenic riverside walks along the Thames, open green spaces, a cricket pitch, and play areas. Despite the tranquil setting, you're still within easy reach of the village, with local shops, cafés, pubs, and the mainline station offering direct links to Reading, Oxford, and London.

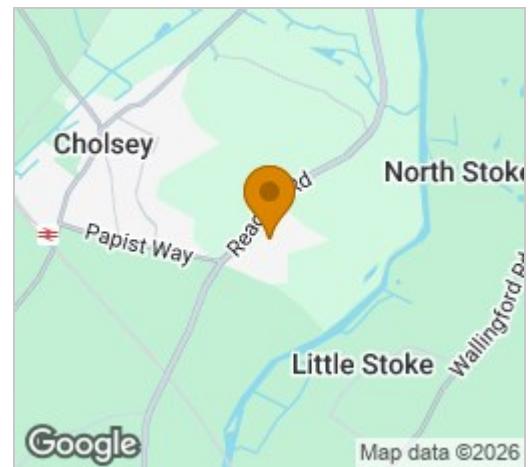
- Full Market Price £ 300,000
- Shares Available 50% -100%
- Currently Monthly Rent £ 346.59
- Current Monthly Service Charge £ 71.04
- Current Monthly Ground Rent £ 8.33
- Lease Term Remaining 112 Years
- Beautifully Presented One Bedroom Second Floor Apartment
- Allocated Car Parking Space
- Set in Beautiful Mature Gardens
- \*Please note this is a Protected Area Shared Ownership Flat Lease. Which has a mandatory buy back for percentages of 80% and over.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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