



4 The Elms, 14 High Street, Henley in Arden,
Warwickshire B95 5AG



PROPERTY DESCRIPTION

Situated on Henley in Arden's historic High Street, this lovely modern two bedroom apartment sits within this gorgeous Edwardian property. The apartment boasts a Westerly facing small patio area leading out from the open plan kitchen/dining/living room so perfect for al fresco dining in the summer. The apartment has the benefit of gated parking with one allocated space together with lawned communal grounds, and has underfloor heating throughout.

The property has the benefit of having no upward chain.

HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses and many restaurants to choose from. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.

KEY FEATURES

- GROUND FLOOR APARTMENT
- CONVENIENT HENLEY IN ARDEN LOCATION
- TWO BEDROOMS
- LUXURY BATHROOM
- NO CHAIN
- ALLOCATED GATED PARKING
- SUPERB FIRST TIME BUY
- UNDERFLOOR HEATING
- OPEN PLAN LIVING / KITCHEN WITH APPLIANCES
- SMALL PATIO AREA





ROOM DESCRIPTIONS

COMMUNAL HALLWAY

Accessed from a large imposing front door with intercom entry system leads through to a communal hallway leading to the apartments, number four can be found towards the rear of the building.

APARTMENT HALLWAY

With useful storage cupboard and doors leading through to two bedrooms, luxury bathroom and open plan living/dining/kitchen.

'L' SHAPED OPEN PLAN LIVING / DINING / KITCHEN

A modern living area with the benefit of having French doors leading out to a small private patio and with access to the car park and communal lawned area. The high quality modern fitted kitchen comes with appliances comprising washer/dryer, oven, induction hob and extractor over, fridge freezer and dishwasher. The kitchen houses the gas central heating boiler.



BEDROOM ONE

A good size double bedroom with window to side elevation.

GUEST BEDROOM / STUDY

A useful second bedroom that could be ideal utilised as an office / study for those wishing to work from home.

LUXURY BATHROOM

A really beautiful modern and well fitted 'Duravit' suite, comprising low flush WC, hand wash basin, bath with 'Grohe' shower over with a mix of plain and modern patterned tiling throughout and underfloor heating.

PATIO AREA

Situation right outside the open plan kitchen / dining / living room, this Westerly facing area is ideal for enjoying the afternoon and evening sunshine.



ALLOCATED PARKING

The apartment comes with one allocated parking space.

OTHER INFORMATION

TENURE: LEASEHOLD Purchasers should check this before proceeding. Service charges and ground rent amount to approx £1600 per annum. Length of lease 248 years remaining.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band C

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

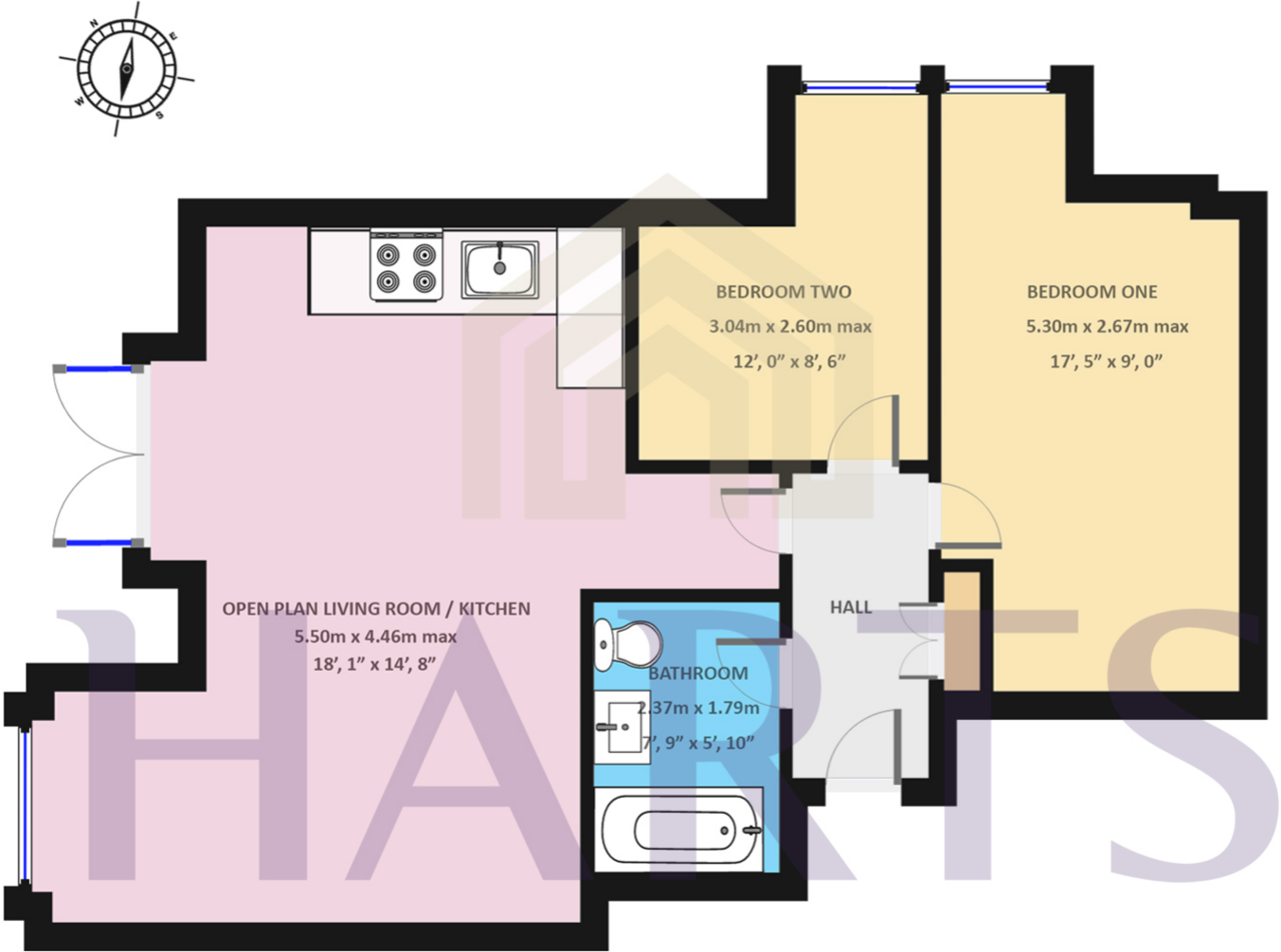
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Total Area 51.83m² / 558 square feet



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		