



3 Millfield Court, Henley in Arden

B95 5AD

Guide Price

£180,000



Offered with no upward chain, 3 Millfield Court is a conveniently located two bedroom ground floor apartment close to all the fabulous amenities Henley in Arden has to offer. The apartment has been tastefully decorated throughout and has a beautiful shower room, lovely fitted kitchen and offers bright and spacious accommodation. A perfect lock up and leave property or ideal for a local landlord looking for an investment property. The apartment benefits from its own garage and has lovely views of the communal garden.

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, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

APPROACH The apartment block is set a short stroll from the High St and approached through a communal car park and into the communal entrance lobby which gives access to our apartment and also the garden areas.

RECEPTION HALL A good size hallway which gives access to all the accommodation and benefits from a useful storage cupboard

LIVING ROOM A well-proportioned living room with large windows enjoying great views of the communal garden.

FITTED KITCHEN Accessed through an archway from the hall the kitchen is fitted with a range of white fronted eye and base level units and drawers with complementary work surfaces over and tiling to splashback areas, integrated fridge freezer, built-in Bosch electric oven and gas hob with extractor over, cupboard housing the Worcester boiler, stainless steel sink and drainer with mixer tap next to the large window overlooking the garden. The kitchen also benefits from a slim dishwasher and has space for washing machine.

BEDROOM Double bedroom with useful built-in storage wardrobe and window overlooking the parking areas.

BEDROOM Another double bedroom again with built-in storage and window overlooking the parking area,

LUXURY SHOWER ROOM A spacious and luxurious shower room which is fully tiled and fitted with a white suite comprising low flush WC, hand basin with useful cupboard beneath, mirrored cupboard, walk-in shower cubicle with inset downlighters, handrail and shower screen and obscure window.

PARKING AND GARAGE There is communal non-allocated parking next to the apartment as well as a single garage.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD - We have been advised that there are approximately 128 years remaining on the lease. Purchasers should check this before proceeding. Service charge is approximately £1292.00 and ground rent is £50.00 annually.

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: C 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

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 Internal Accommodation 56.89 square metres / 612 square feet

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

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