







Discreetly tucked away behind secure electric gates is the popular small development of Tudor Court which is conveniently placed for Henley's shops and amenities. With accommodation over three floors, this three bedroom town house offers bright, modern and a well presented home, and also benefits from being in a no chain situation. The property has been decorated in light tones throughout and has had new flooring laid making this feel like a brand new home.

The current owners have taken much care to update and modernise the kitchen diner to a high specification.

This great home is ready to move into.

**APPROACH** The property is accessed through electric gates and pedestrian gate through to the secure courtyard and number 1 can be found at the end of the row.

**HALLWAY** With useful downstairs storage cupboard, door to open plan kitchen diner and door to integral garage, and with stairs rising to the first floor.

**GUEST WC** With low flush WC and wash basin.

**REFITTED DINING KITCHEN** A beautifully refitted dining kitchen which sits at the rear of the property so having access via French doors into the private courtyard garden. Fitted with a range of grey Shaker style eye and base level units and drawers, one and a half bowl Franke sink with mixer tap over, under counter lighting, inset four ring gas hob, electric oven and extractor over, cupboard housing the Worcester boiler, integrated Zanussi washer dryer and dishwasher, built-in fridge freezer, all finished off tastefully with Quartz work surfaces. This lovely room offers plenty of space for a dining table and chairs.

#### ON THE FIRST FLOOR

**LIVING ROOM** With two windows to the rear elevation giving super views of the communal garden, feature fireplace with flame effect gas fire, marble inset and hearth and wooden surround.

**BEDROOM** Situated at the front of the property could also be an ideal location for a home office/study.





**FAMILY BATHROOM** A spacious family bathroom with panelled bath with hand held shower, low flush WC, hand basin and tiling to splashback areas.

**ON THE SECOND FLOOR**

**MASTER BEDROOM** A well proportioned main bedroom with window to rear elevation and having the benefit of built-in wardrobes.

**EN SUITE** With panelled bath with hand held shower, shower cubicle, low flush WC, hand basin and tiling to splashback areas.

**BEDROOM** Another good size bedroom with built in wardrobe.

**OUTSIDE**

**INTEGRAL GARAGE & PARKING** With light and power and electric up and over doors. Parking in front of garage. Access into the hallway.

**COURTYARD GARDEN** A low maintenance and private rear courtyard garden with an Easterly aspect.





## LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which 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, fabulous schooling, 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.

## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD - With common managed areas - A service charge is applicable of around £1865.00 pa Purchasers should check this before proceeding. The management company is run by the residents.

**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.

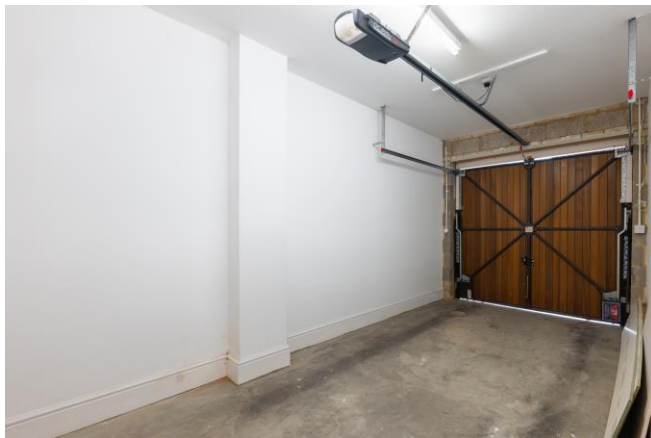
**COUNCIL TAX:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING:** D 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.



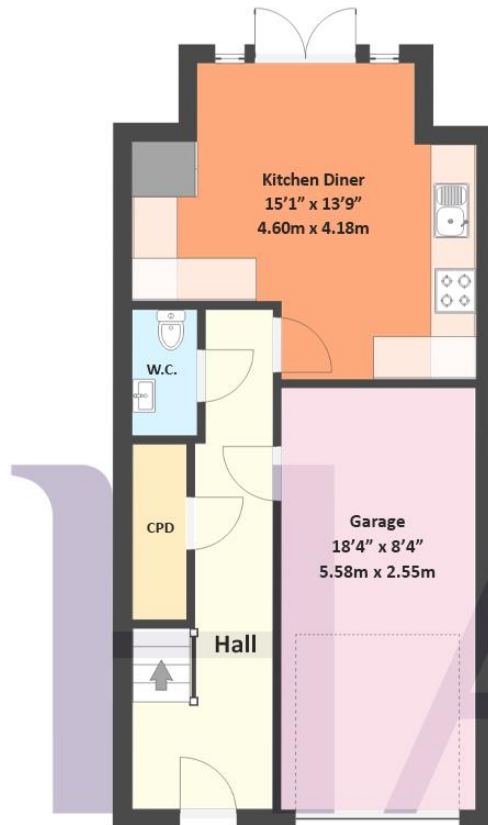




Total Internal Accommodation 126.89 square metres / 1,366 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

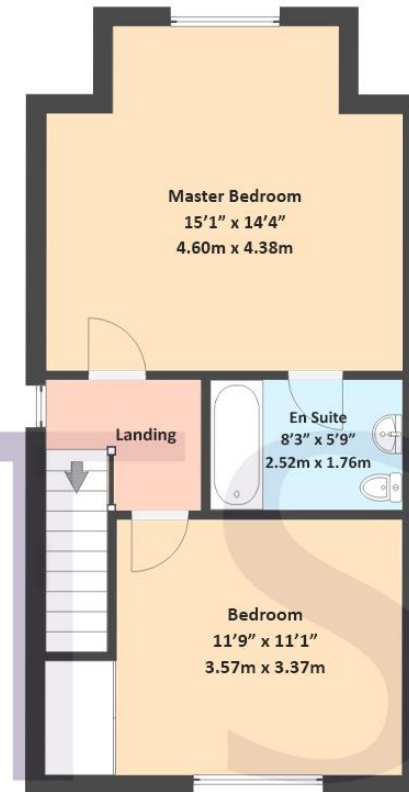
### Ground Floor



### First Floor



### Second Floor



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Communal gardens