





'MUST SEE APARTMENT IN HENLEY IN ARDEN' Harts are happy to launch this two bed refurbished ground floor apartment situated on the High St in Henley in Arden, beautifully presented throughout and is offered with NO CHAIN.

Henley Park Court was built in 1997 and comprises four town houses and eight apartments, number 7 is conveniently situated on the ground floor and benefits from double glazing throughout and a new heating system, and is situated within walking distance of local shops, a number of public houses and restaurants as well as access to the local train station so ideal for those who need to commute on a regular basis.

APPROACH The apartment is approached through a communal front door from the High Street or through the secure car park at the rear of the building. A communal hallway gives access to all the apartments including number 7 on the ground floor.

HALLWAY With useful storage cupboard housing the central heating boiler and hot water cylinder.

LIVING/DINING ROOM A well proportioned living room with bay window to the front elevation and door through to :-

MODERN FITTED KITCHEN A beautiful modern kitchen fitted with a range of grey fronted eye and base level units and drawers, space for fridge freezer, integrated Beko electric oven and hob with extractor fan over, space and plumbing for washing machine, integrated dishwasher, one and a half bowl stainless steel sink and drainer with mixer hot water tap over and glass fronted display units, laminate flooring and two windows to front elevation.

BEDROOM ONE Situated to the rear of the property with window overlooking the garden area, built in wardrobes and door to:-

EN SUITE A superbly fitted modern en suite with tiling to floor and walls to full height, low flush WC, built in shower cubicle with waterfall mains fed shower over and additional hand held attachment, hand basin with storage beneath and extractor fan.





Communal entrance
hallway

BEDROOM TWO With built in storage wardrobes and window to rear elevation.

BATHROOM A lovely modern white suite comprising panelled bath with mains fed waterfall shower over and shower screen, low flush WC, hand basin with storage beneath, extractor fan, tiled floor and tiling to splashback areas.

PARKING AND GARDEN Tandem parking for two cars to the rear of the property located in a secure gated car park. There is also a small communal garden with seating.

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, deli, 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: SHARE OF FREEHOLD With approx. 972 years remaining. Purchasers should check this before proceeding. Service charges and ground rent £1560 PA

SERVICES: We have been advised by the vendor there is mains 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 D

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.

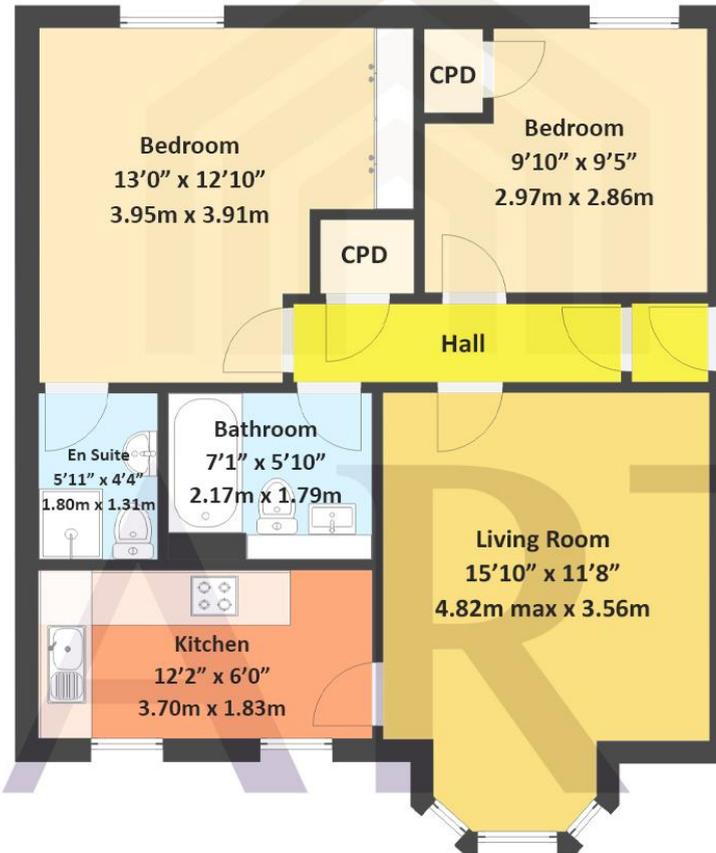




Total Internal Accommodation 54.60 square metres / 588 square feet

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



HARVESTS

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