



**1 Deers Leap, Bear Lane,
Henley in Arden B95 5JJ**

**Guide Price
£335,000**



A fabulous opportunity to purchase this well presented two bedroom ground floor apartment in the popular Deers Leap development a short walk from the High St and its great amenities. The apartment sits in a gated development and benefits from underfloor heating, two allocated parking spaces and pretty communal grounds for residents to enjoy.

Agents note: please note, pets are not allowed to reside at this development

APPROACH The property is approached through a pedestrian gate and through electric double gates for vehicles through to communal grounds and parking areas for use of the residents. Apartment one is accessed via a communal entrance hall with secure entry system.

ENTRANCE HALL A welcoming hallway with useful storage cupboard and additional cupboard housing the hot water cylinder.

FITTED KITCHEN Fitted with a range of eye and base level units and drawers with complementary work surfaces over, integrated washing machine, stainless steel one and a half bowl sink and drainer with mixer tap over, Electrolux dishwasher, AEG electric oven and microwave combination oven, gas hob with extractor over, fridge freezer set into tall unit, feature internal window looking through into the living room.

BEDROOM ONE With built in wardrobes and large window overlooking the communal driveway.

EN SUITE A beautifully fitted en suite with shower cubicle with mains fed shower, tiling to splashback areas and floor, low flush WC, wall mounted hand basin, two built in open shelving features, one being mirrored.

BEDROOM TWO The second bedroom, currently used as a dining room, also has built in storage wardrobes with window overlooking the entrance driveway.

SHOWER ROOM With tiling to full height and floor, comprising low flush WC, wall mounted hand basin, large shower cubicle with mains fed shower over and additional hand held shower attachment, feature built in open shelving, one being mirrored.

COMMUNAL GARDENS AND PARKING Apartment 1 has the benefit of two allocated parking spaces and has use of delightful grounds surrounding the apartment blocks. Hidden from view is a lovely seating area for all the residents to share.





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 leasehold, 125 years from 2005 Purchasers should check this before proceeding. Ground Rent is approx £250 pa and Service Charge is approx. £3,052.12 pa.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. The apartment has underfloor heating. 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: TBC 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.





Deers Leap, Henley In Arden Main House Area 747 sq ft (69.4 sq m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(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	

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