





Harts are delighted to offer for sale this two bedroom end of terrace home for the over 55's in the popular Yew Tree Gardens development within walking distance of Henley High St with all the local amenities close at hand. This particular property benefits from a Westerly facing patio and communal gardens to the rear, and a garage en bloc. NO CHAIN

#### APPROACH

The property is situated at the bottom of Yew Tree Gardens approached through a small front garden with path leading to the front door.

#### HALLWAY

With useful storage cupboard ideal for coats and shoe storage, stairs to first floor accommodation, currently fitted with a stairlift. Door to:-

#### DUAL ASPECT THROUGH LIVING / DINING ROOM

A bright reception room with windows to both front and rear elevations, feature brick fireplace and offers lovely views of the communal lawned area to the rear.

#### FITTED KITCHEN

A modern kitchen fitted with a range of white eye and base level units and drawers, stainless steel sink and drainer with mixer tap over, complementary work surfaces, integrated microwave, integrated induction hob and extractor over, Bosch electric oven, plumbing and space for undercounter dishwasher, space for upright fridge freezer, lovely floor tiling, window and door to rear elevation giving access to the patio and communal garden.

#### DOWNSTAIRS SHOWER ROOM / UTILITY

A great addition to the downstairs accommodation is this useful shower room comprising low flush WC, built in shower cubicle with electric shower over, low flush WC, vanity hand basin with storage beneath, splashback tiling, space and plumbing for washing machine with laundry store above, understairs storage and extractor fan.

#### ON THE FIRST FLOOR

#### LANDING

With built in store housing the hot water cylinder and linen shelving.

#### BEDROOM (REAR)

A good size, bright double bedroom with views over the communal gardens, fitted with a range of wardrobes drawers and dressing table.





### BEDROOM (FRONT)

Another good size room located to the front of the property with two windows overlooking Yew Tree Gardens, fitted with a range of built in wardrobes, cupboard and dressing table.

### BATHROOM

With obscure window to rear elevation, low flush WC, vanity hand basin with storage beneath, tiling to splashback areas, walk in bath tub with door opening, moulded seat and hand held shower attachment.

### SINGLE GARAGE EN BLOC

In additional to the garage there is general shared parking within Yew Tree Gardens.

Yew Tree Gardens also benefits from a private residents gate which gives pedestrian access to the High St.

### USE OF COMMUNAL GARDENS

Immediately outside the kitchen there is a small patio area with an awning and heaters, ideal for al fresco dining, as well as a well maintained shared area being mainly laid to lawn with mature boundary hedging, trees and herbaceous borders. There is a small shed to the rear which is for the exclusive use of the property.

### 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 choice of shops and eating places.



### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD with Managed Areas. Purchasers should check this before proceeding. There is a service charge payable which is approx. at £2900 pa. We believe that this covers the upkeep of communal gardens, window and guttering cleaning, maintenance / repairs for the roof any boundary fencing and includes building insurance.

**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 D

**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.

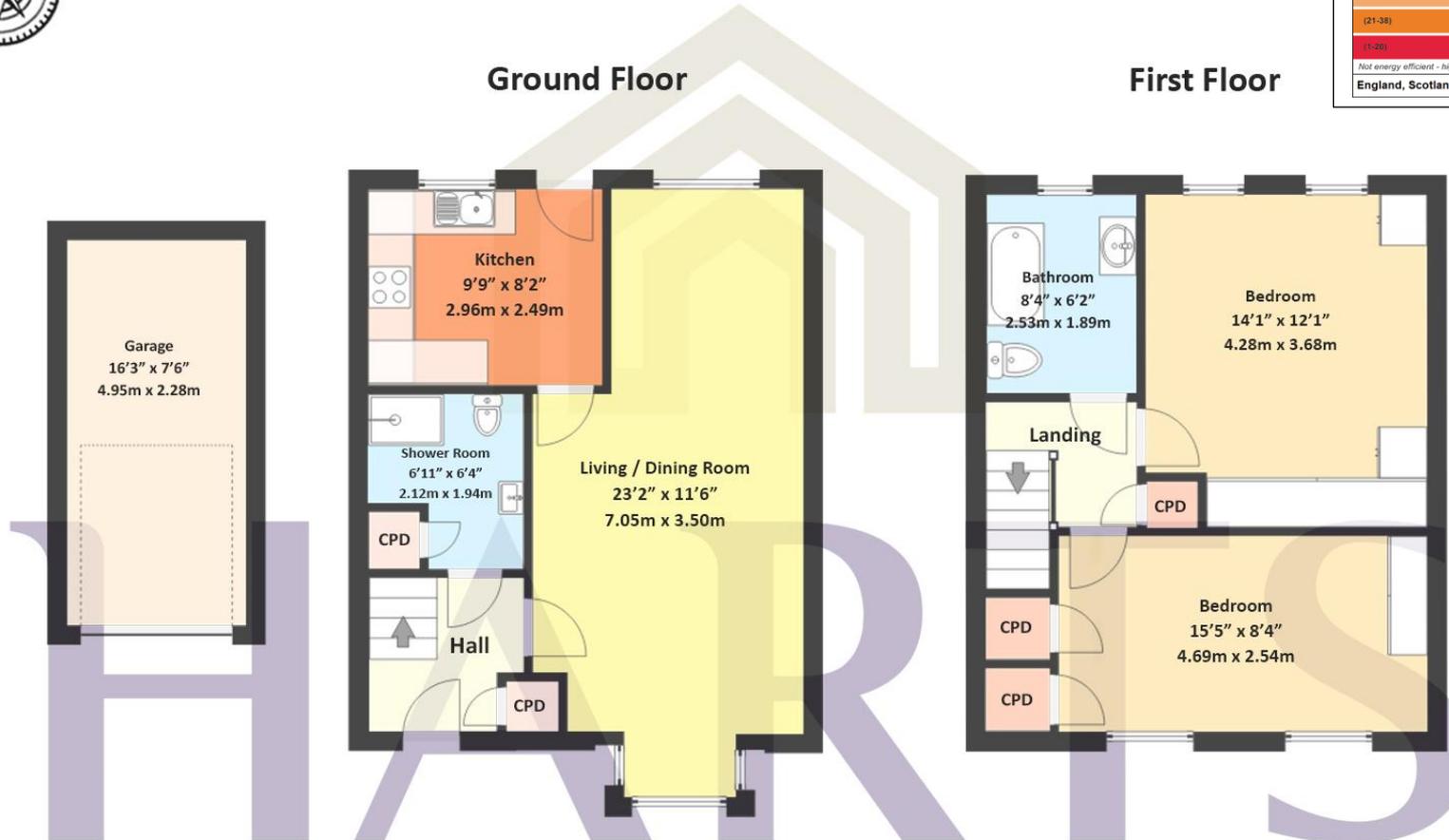






Total Internal Accommodation 85.85 square metres / 924 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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