





A well appointment second floor retirement apartment for the over 60's having two bedrooms in the popular Aspen Court development just a short stroll to Henley town centre.

## NUMBER 52

The apartment is situated on the second floor and accessed through the secure communal entrance lobby with telephone intercom system where you will find the house managers office and spacious lounge where residents can chat and relax together. The lift or stairs takes you within a few strides of the apartment which makes this a very convenient location.

The hallway gives access to the accommodation and offers a good size store and airing cupboard and benefits from an emergency pull cord for peace of mind. The apartment has two bedrooms, the main bedroom benefitting from a built in mirrored wardrobe and window overlooking the communal garden, a second bedroom with fitted wardrobe, fitted kitchen with a range of eye and base level units and drawers, sink and drainer, inset electric oven and separate four ring hob with extractor over, and space for further appliances, shower room and a well-proportioned and bright living room with views over the communal grounds, and with a feature Adam style fireplace with electric woodburner style fire.

The development has laundry facilities in the neighbouring Blackthorn Court which has large commercial washing machines and dryers (tokens available from the manager's office). The parking is unallocated but there are plenty to choose from alongside a small green with seating.

Communal Sitting Room - A sociable space on the ground floor where residents can meet up.

Visiting Guest Accommodation - A guest suite is available to rent for visitors of the residents at Aspen Court.

Laundry - Residents are able to use the laundry room which is located in the adjacent block (Blackthorn Court) which has washing machines and tumble dryers (tokens provided at the Manager's office)

Communal Gardens and Car Park - Lawned areas with some seating and unallocated parking bays for residents and visitors.

## LOCATION - 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, deli, 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.

## ADDITIONAL INFORMATION

TENURE: LEASEHOLD 125 years from 1989 with approximately 89 years remaining. Purchasers should check this before proceeding. Service charges and ground rent is approx. £334 per month.

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. The heating is included in the service charge.

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: D We can supply you with a copy should you wish.

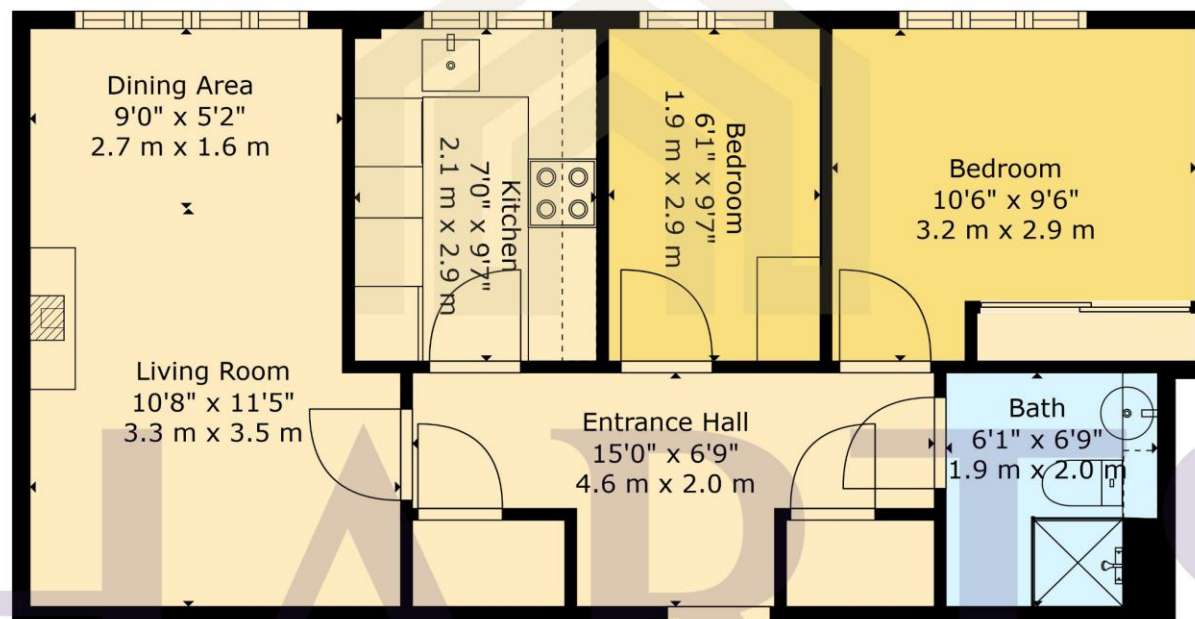
VIEWING: By appointment only

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.



## Apt 52 Aspen Court, Henley-in-Arden B95 5GP



**TOTAL: 551 sq. ft, 51 m<sup>2</sup>**  
FLOOR 1: 551 sq. ft, 51 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 50 sq. ft, 5 m<sup>2</sup>

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