





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 low maintenance paved rear garden, and a garage en bloc. NO CHAIN

APPROACH Approached through communal gardens and path leading to the open porch where there are restorage cupboards.

RECEPTION HALL With access to the downstairs cloakroom and stairs, with stairlift up to the first floor landing.

DUAL ASPECT LIVING / DINING ROOM A spacious through living / dining room with window to front elevation and sliding patio doors opening into the garden, feature fireplace with inset electric fire and feature archway through to the dining area.

MODERN FITTED KITCHEN Fitted with a range of eye and base level units and drawers with contrasting work surfaces over and tiling to splashback areas, Blanco one and a half bowl sink and drainer with mixer tap over, four ring gas hob with extractor, integrated electric oven and microwave oven, boiler cupboard, integrated dishwasher, space and plumbing for washing machine and tumble dryer, space for fridge freezer. Window to rear elevation overlooking the garden.

DOWNSTAIRS CLOAKROOM With low flush WC, vanity wash basin, shower cubicle which is currently unused but could be refitted with suitable fixtures and fittings to make good once again, understairs storage and extractor fan.

LANDING With airing cupboard and housing the hot water cylinder.

BEDROOM (FRONT) A well-proportioned double bedroom with built in wardrobes and two windows to front elevation.

BEDROOM (REAR) A generous second bedroom with built in wardrobes and window to the rear elevation.





SHOWER ROOM Fitted with a white suite comprising low flush WC, shower cubicle with concertina doors and electric shower over, pedestal wash basin and window to rear elevation.

LOW MAINTENANCE GARDEN Accessed from the dining room this low maintenance rear paved garden is ideal for those who want outside space without lots of work involved, and perfect for al fresco dining with friends and family

GARAGE EN BLOCK AND PARKING In addition to the garage there is general shared parking within Yew Tree Gardens.

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 Managed Areas. Purchasers should check this before proceeding. There is a service charge payable which currently stands at £2903.85 pa. Our vendors have advised that this covers the upkeep of communal gardens, window and guttering cleaning, maintenance / repairs for the roof and 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.





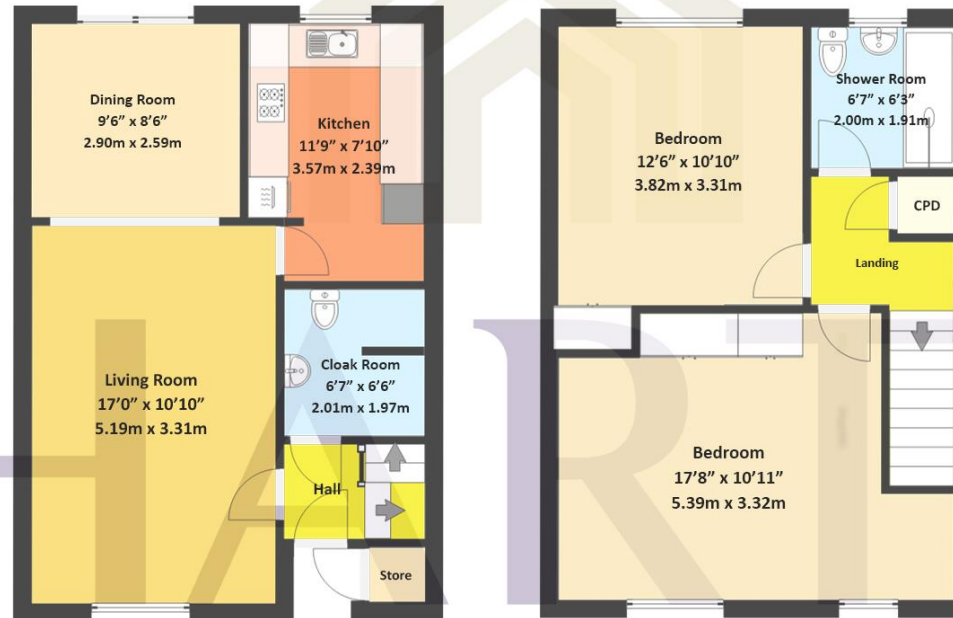


Internal Living Area 862 square feet / 80.66 square metres



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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