



Wargrave Road, Henley-on-Thames, Berkshire. RG9 2LX

A 2 bedroom ground floor apartment set within a prestigious retirement development/village in an enviable riverside location opposite Henley Town.



£500,000 Leasehold

PROPERTY DESCRIPTION

A 2 bedroom ground floor apartment set within a prestigious retirement development/village in an enviable riverside location opposite Henley Town. EPC Rating: C

FEATURES

- * Entrance Hallway
- * 2 Bedrooms
- * Fitted Kitchen
- * Impressive Living Room
- * 24 Hour Emergency Call System
- * Wonderful River Views
- * Communal Gardens
- * Idyllic & Convenient Location
- * Leasehold
- * EPC Rating: C



ROOM DESCRIPTIONS

Ground

Situation

Thamesfield Retirement Village is situated on the banks of the River Thames with approx. 3 acres of communal grounds and conveniently located a walk of the famous Leander Rowing Club and the comprehensive amenities of the town centre.

Amenities

Thamesfield is an over 65 year of age retirement 'village' with independent or supported living and a variety of care/health solutions if required. There are exclusive facilities and attractive communal areas which include the Orangery, conservatory, garden room, bar/restaurant and full programme of social activities.

Accommodation in Brief

Approx floor area 764 sq ft (71 sqm)

The entrance door leads into the hallway with deep storage cupboard with plumbing for washing machine, access into bedroom 2 and into the impressive 19'1 x 13'4 living room and comprehensive fitted kitchen. The living room has French doors that lead out onto the front entrance lawn, Adam style fireplace and access into the master bedroom with spacious en-suite shower facility.

Outgoings

Service Charge: £18,275 per annum

Ground Rent: £100.00 per annum

Leasehold: 92 years (tbc)

Directions

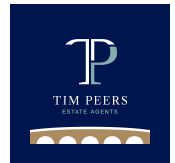
From Henley town, drive over the bridge and take the first right sign posted Wargrave A321, the entrance is the second turning of the right (approx. 200m)

Buyers Information

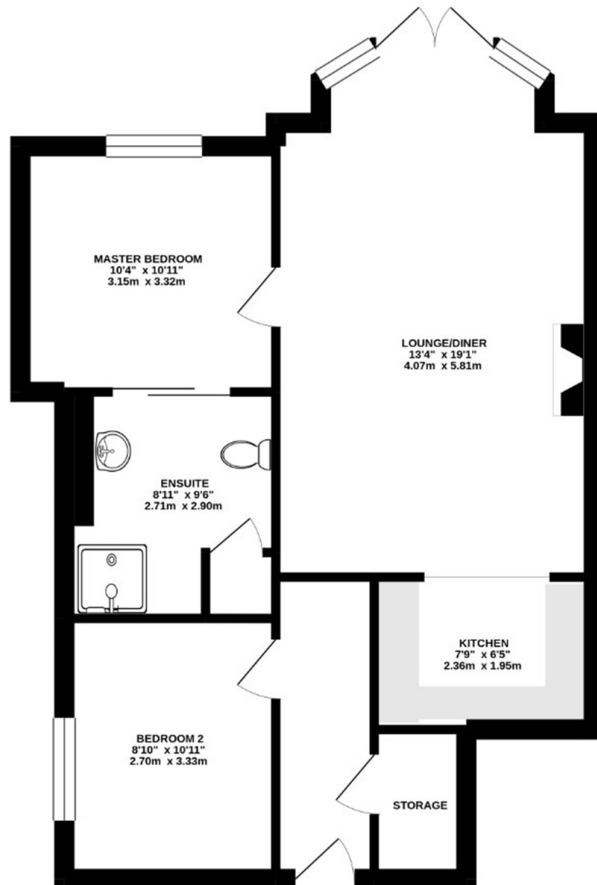
Due to current regulations it is now necessary for purchasers to provide proof of Identity. This can be in the form of either a current passport or photo driving licence, together with proof of address (valid in the last 3 months) which can be either a utility bill or driving licence (if this has not been used as proof of identity).



FLOORPLAN & EPC



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	73
(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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