





## FORGE PLACE

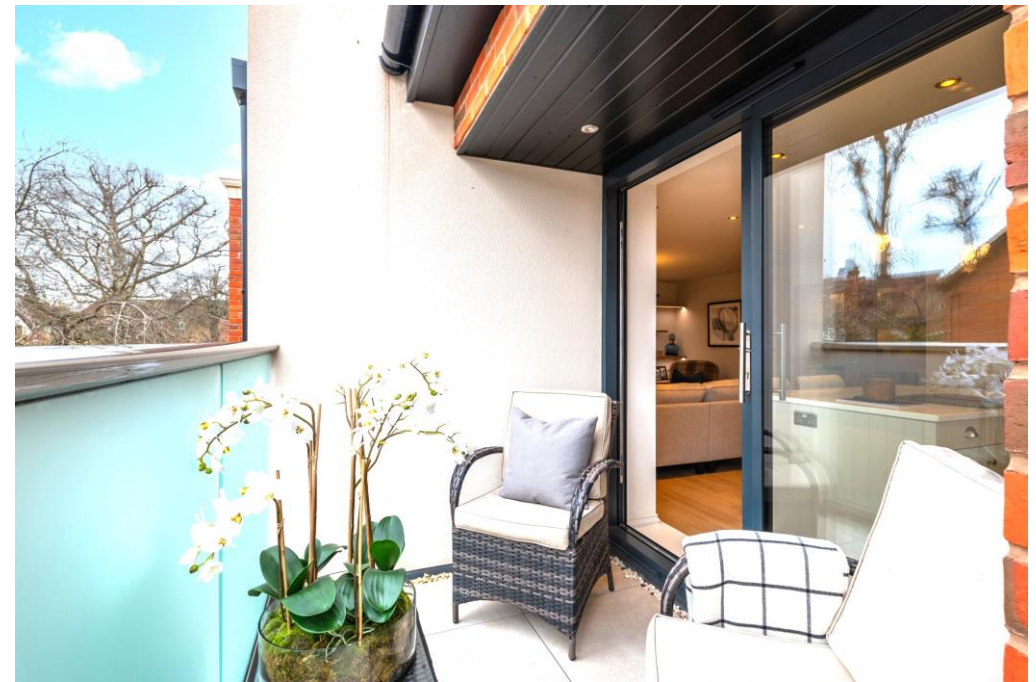
The best new gated scheme off the High Street in Henley in Arden. A luxury 3 bedroom first floor apartment, having lift access, with excellent private balcony, garage and parking space. Finished to a very high level of specification and ready to move in.

## LOCATION

A rare opportunity to live in a brand new luxury apartment with the benefit of having private balcony, garage and parking space.

Set in the heart of this sought after town of Henley in Arden and built by award winning developers, Lockley Homes, this apartment perfectly balances relaxed living with the everyday, allowing for a seamless simplicity to life. Forge Place is unique as it has direct access to Henley in Arden's beautiful High Street which means in a matter of minutes you can stroll from your home to the local cafes or one of the highly regarded restaurants or pubs, a number of medical centres and dentists are also within a short walk.

Located on the first floor and accessed either by a lift or stairs, the apartment is approached via a spacious entrance hall with French doors which lead through to the stunning open plan kitchen dining living room with a bespoke range of Shaker style painted floor and wall cabinets complemented by stone work tops and Siemens integrated appliances which also includes a Quooker three in one hot water tap with the spacious living dining area having sliding doors leading out onto the private terrace. Principle bedroom with luxury ensuite shower room and fitted wardrobes with dressing area, further double bedroom with fitted wardrobes and a study/dining room/occasional bedroom. Utility room housing the washing machine and tumble dryer with extra storage cupboards and separate shower room with wc. Outside there is a garage with extra storage above which is accessed via an external staircase. Forge Place further benefits from gated access on two sides with landscaping and mature trees.





- \* Two double bedrooms
- \* Further bedroom and optional third bedroom/study room
- \* Excellent garage and useful substantial room above and additional parking space
- \* Private balcony area
- \* Lift and Stair access

- \* Brand new 3 bed 1st floor luxury apartment with private balcony
- \* Gated development accessed from the High Street and Prince Harry Road
- \* Open plan high specification kitchen / dining / living room
- \* Principle bedroom with luxury ensuite and dressing area





## ADDITIONAL INFORMATION

**TENURE:** Share of Freehold Purchasers should check this before proceeding. Service charges apply TBC

**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:** This is yet to be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

**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. 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.





