



**21 Yew Tree Gardens, Henley in Arden**

**B95 5HP**

**Guide Price**

**£160,000**





Welcome to this charming and beautifully presented one-bedroom ground floor maisonette, perfectly designed for those aged 55 and over. Situated within a discreet and well-maintained development, this delightful compact home offers the ideal combination of peaceful living and convenient access to the bustling Henley High Street, just moments away. Offered for sale with no chain, this property presents an excellent opportunity for a relaxed and comfortable lifestyle in a sought-after location.

Step inside to discover a tastefully decorated interior with a lovely 'L' shaped living room with lots of natural light, creating a warm and inviting atmosphere that instantly feels like home. The layout encourages both practical living and a welcoming environment to call home.

The functional fitted kitchen is well-equipped with everything you need for daily cooking and meal preparation. Designed to maximise both utility and space, perfect for your culinary needs.

At the heart of this maisonette lies the double bedroom with useful built-in storage, offering a peaceful retreat. Close-by to the bedroom, you will find a well-appointed bathroom – neat, clean and functional.

One of the many perks of this property is its situation within an over 55's development, fostering a friendly and respectful community while providing peace of mind. Outside, the rear garden presents a private and serene outdoor space, ideal for enjoying fresh air, gardening, or simply relaxing with a cup of tea in hand. Additionally, unallocated residents parking adds to the convenience of everyday living, making visits or errands hassle-free.

Positioned discreetly yet close to Henley High Street, you will benefit from easy access to an array of shops, cafes, restaurants and essential amenities, making this location truly desirable. The maisonette's ground floor placement ensures ease of access and independence, making it particularly suitable for those seeking comfortable and accessible living arrangements.

This one-bedroom maisonette offers a rare blend of charm, practicality, and excellent location – all within a peaceful, over 55's community. With no onward chain, this property is ready for you to move straight in and start enjoying everything Henley has to offer. Don't miss out on this exceptional opportunity to own a beautifully presented home in a sought-after setting. Contact us today to arrange your viewing and make this lovely property your next home.

## ADDITIONAL INFORMATION

TENURE: LEASEHOLD 99 years from 1<sup>st</sup> March 1987, 61 years remaining. Purchasers should check this before proceeding.

Service charge is £2833 pa.

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 B

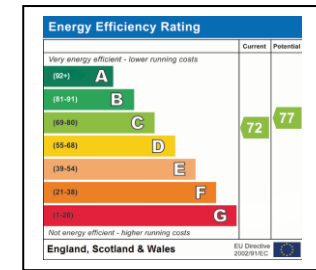
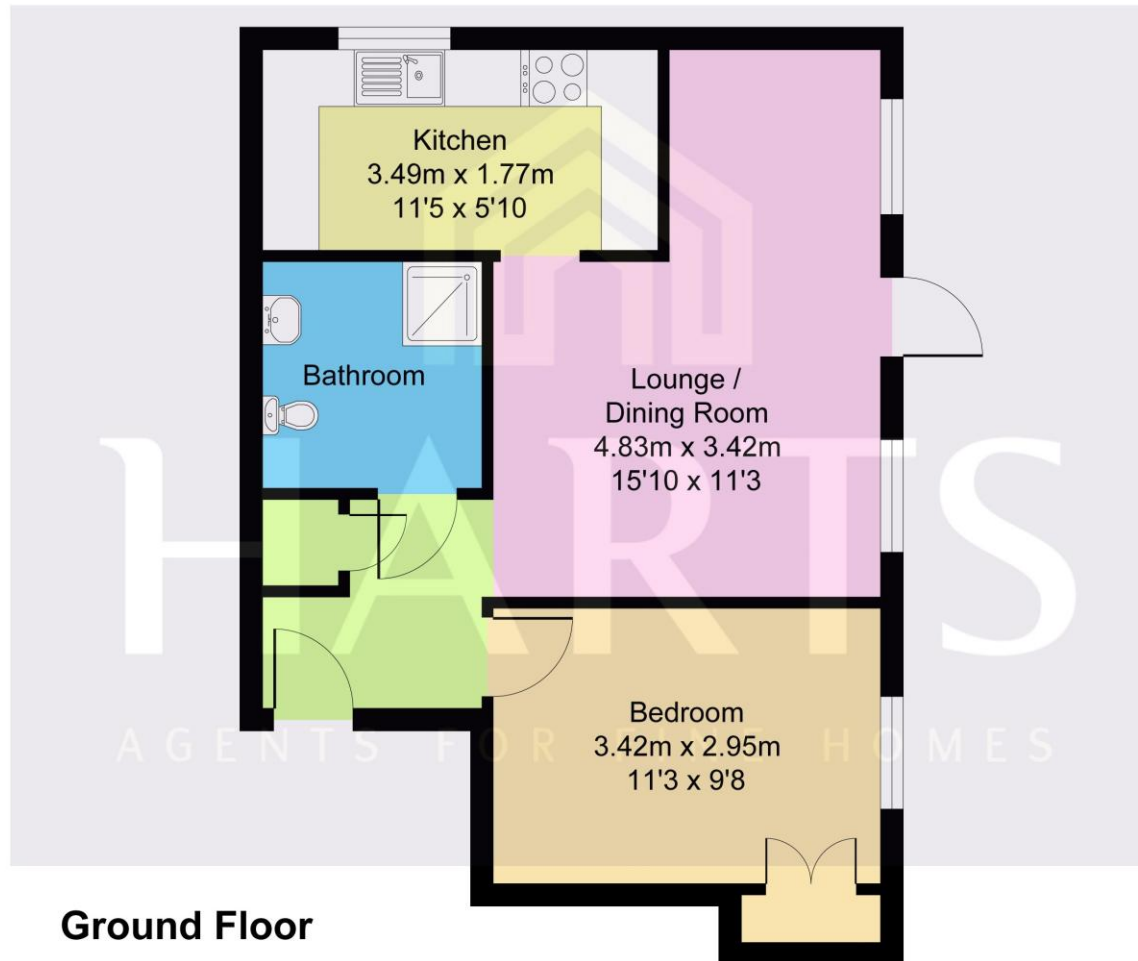
ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

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.

**21 Yew Tree Gardens**  
**Main House Area 405.20 square feet**



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