





'A superb opportunity to acquire a very unique 'upside down' modern mews home just off the characterful Henley High Street. Constructed in 2018 this wonderful home has been built and fitted to a high specification with modern-day living in mind. With undercover parking for two cars too!' The property was Shortlisted for the LABC 2018 Excellent Awards "Best individual New Home & Best New Small Housing Development

THE PROPERTY

This modern mews home with its trendy 'industrial feel' exterior, can be found just off the North end of Henley High Street with the great advantage of having two undercover parking spaces which is quite a rarity in itself. Built in 2018, the property still has approximately 5 years of its new build guarantee in place.

The accommodation is accessed through the well-proportioned undercover parking area and benefits from light and power as well as a sprinkler system. Steps lead up to the front door which has a visual entry system allowing you to check who is calling before descending the stairs. On this elevated ground floor level of the property, there is a useful storage cupboard ideal for outdoor wear, a guest WC, a useful utility room with space and plumbing for a washing machine and tumble dryer and sink unit with storage cupboards above.

On the first floor of this stylish home are the two double bedrooms, both with built in storage wardrobes, a well-proportioned fully tiled Porcelanosa luxury bathroom with a deep bathtub and separate walk-in shower.

On reaching the second floor you are welcomed by a wonderfully bright open-plan living/dining room with a modern fitted kitchen area. A fabulous place not only to relax with a view over the surrounding rooftops but also a great entertaining space. The full-width windows and French doors to one side of the room allows access to the full-width balcony which is large enough for bistro seating for those warmer days.

The kitchen area is fitted with modern contrasting light and dark grey fronted eye and base level units with complementary work surfaces and splashbacks. Integrated appliances include an electric oven and induction hob with extractor, wine fridge, built-in microwave, integrated fridge and freezer and Siemens dishwasher.





IN OUR OPINION.....

This property really needs internal inspection to fully appreciate this lovely modern way of living, with its upside down layout and great location we believe this home would perfectly suit a buyer who is looking for a fabulous lock up and leave. Equally it would be ideal for a professional single person or couple wanting a low maintenance house close to great pubs and eating places in a thriving town. Another positive for many people is there is no garden to weed, just a fabulous balcony, and not forgetting the parking which is always a bonus in Henley in Arden.

This property is offered for sale with no upward chain.



HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to live or 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, 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 choice of shops and eating places.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

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.

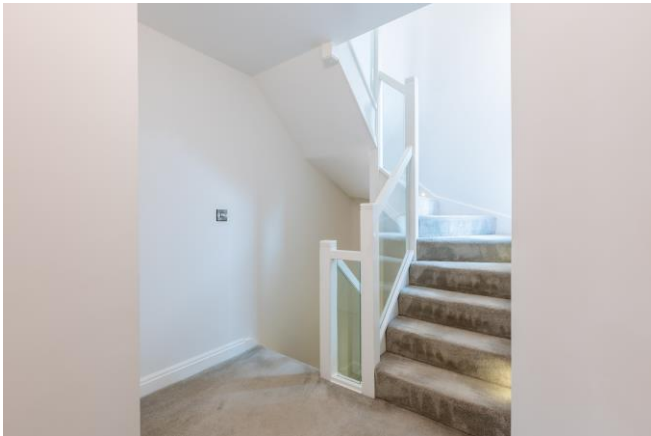
COUNCIL TAX: We understand to lie in Band B

ENERGY PERFORMANCE CERTIFICATE RATING: B 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.



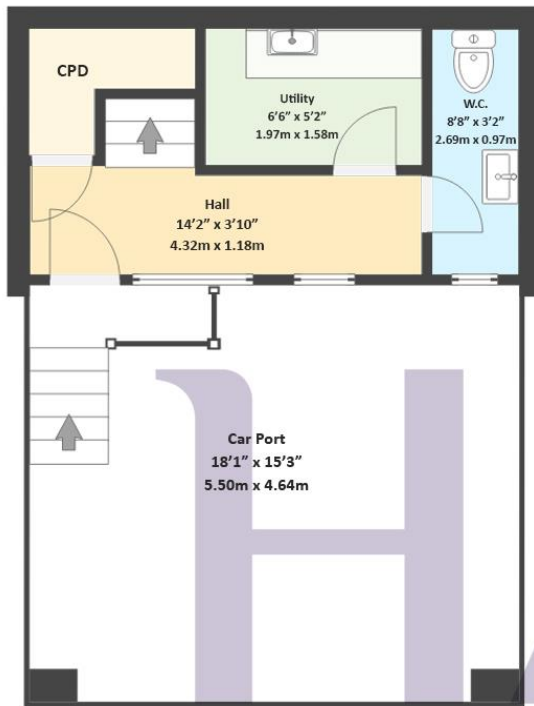




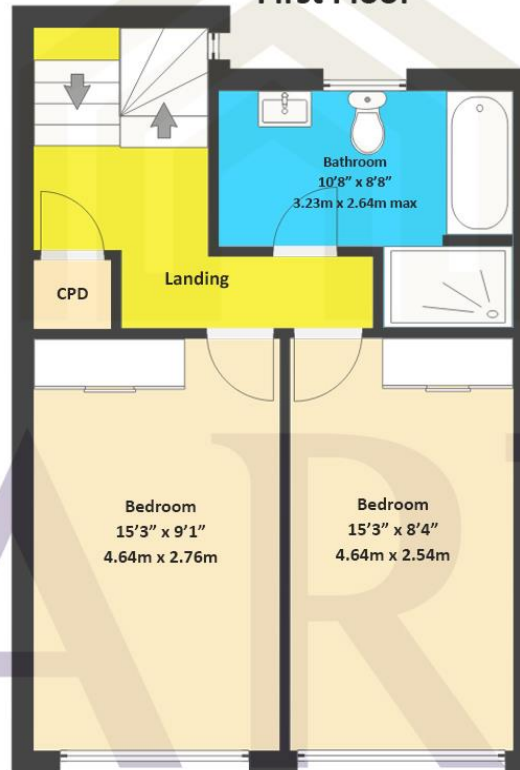
Total Internal Accommodation 91.02 square metres / 980 square feet
Excludes Car Port (25.52 square metres / 275 square feet) and Balcony (7.64 square metres / 82 square feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	95
(81-91)	B		
(69-80)	C		
(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

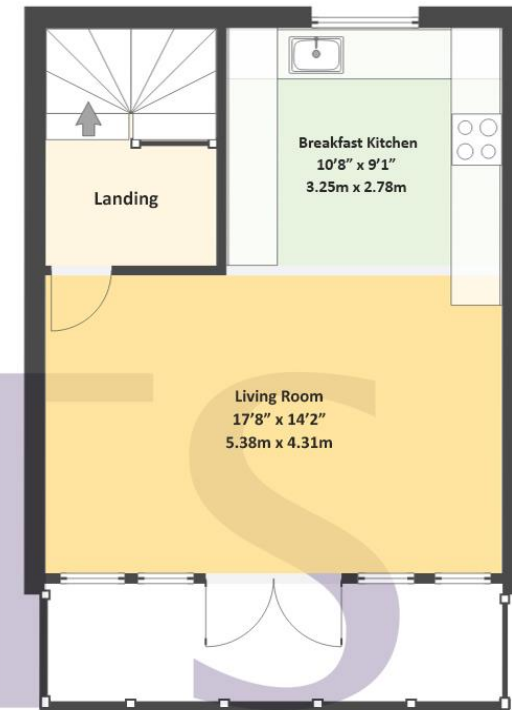
Ground Floor



First Floor



Second Floor



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