





APARTMENT 181A

Harts are delighted to offer for sale this bright and spacious, contemporary first floor apartment right in the middle of Henley in Arden, surrounded by beautiful period properties and handy local amenities. This well-proportioned stylish home has approximately 2088 sqft of usable accommodation and has undergone a total rewire, replumbed and totally refurbished to a very high standard in recent years using good quality fixtures and fittings, high quality bespoke fitted bedroom furniture, superb plantation shutters, and Miele appliances in the kitchen to name but a few. In addition to the spacious internal accommodation, there is a small, recently landscaped and restocked private East facing garden to the rear of the building and current use of a parking space.

SPECIFICATION

Heating - Pressurised system with Worcester gas fired boiler (in loft space) and 200l hot water tank. Underfloor heating throughout with individual Heatmiser room thermostat controls. Mechanical ventilation heat recovery system to all rooms.

Appliances - Miele kitchen appliances, Quooker hot water tap.

Electrical - Control 4 for lighting and certification.

Agents Note:- There is a vast area in the roof space which could lend itself to being converted into an additional suite or a cinema room possibly, subject to planning consents.

APPROACH The apartment is approached from the High St via a private side entrance which takes you through to the entrance door and also through to the recently landscaped and restocked rear garden.

ENTRANCE With understairs storage area and stairs leading to the first floor.

HALLWAY With rooms radiating off.

LIVING ROOM Situated to the front of the property overlooking the High St, this bright and welcoming living space has double opening glass doors from the hallway and benefits from three large windows which are Westerly facing therefore allowing lots of natural light enter this well proportioned room. A recent addition to the room is a fabulous media storage unit to one wall incorporating a contemporary feature coal effect electric fire. The living room flows through to :-





OPEN PLAN KITCHEN / DINING ROOM The kitchen area is beautifully fitted with bespoke Shaker style wall and base level units which have been fitted with thought allowing lots of functionality and storage space. With Miele induction hob, sink and drainer with mixer tap over, beautiful Corian work surfaces, built-in waste/recycling drawer, Miele coffee machine, 2 drawer Fisher & Paykel dishwasher, two electric oven, warming drawer and grill, microwave and integrated Miele fridge freezer. The dining area is of good proportions and would accommodate a good size table and chairs.

USEFUL UTILITY ROOM A really good size utility room leading off from the kitchen, and again fitted with lovely Shaker style units including a large pantry cupboard, additional sink and drainer, space and plumbing for washing machine and tumble dryer, window to side elevation and door to hallway.

GUEST WC With low flush WC and hand wash basin.

MASTER BEDROOM SUITE A spacious master bedroom to the rear of the property with door through to:-

EN SUITE A modern, beautifully fitted and stylishly tiled en suite briefly comprising large shower cubicle with waterfall shower and additional hand held shower, contemporary bath, low flush WC, vanity wash hand basin, vanity mirror cupboard.

DRESSING ROOM Fitted with a range of bespoke storage wardrobes and open shelving.

BEDROOM Double bedroom with window to the side elevation, built in bedroom furniture, and door to:-

EN SUITE Another beautifully fitted and tiled en suite shower room with low flush WC, wash hand basin with built in storage below, vanity mirror with lighting, shower cubicle with waterfall shower head and additional hand held shower.



BEDROOM Double bedroom with window to the side elevation, built in bedroom furniture, and door through to:-

JACK AND JILL SHOWER ROOM With doors from a double bedroom and hallway this fabulous shower room comprises large shower with waterfall shower and additional hand held shower, wash hand basin with storage below, vanity mirror with lights, low flush WC which is partly partitioned from the rest of the shower room.

BEDROOM With built-in bedroom furniture and window to the side elevation.

DRESSING ROOM AND LOFT SPACE This lovely apartment has the benefit of having a small mature garden to the rear of the property which has recently been landscaped and restocked by the present owner. A wonderful garden for outside entertaining or equally as inviting for tranquil relaxation.



GARDEN This lovely apartment has the benefit of having a small mature garden to the rear of the property which has recently been landscaped and restocked by the present owner. A wonderful garden for outside entertaining or equally as inviting for tranquil relaxation.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD Purchasers should check this before proceeding. Length of lease has approximately 951 years remaining. Ground rent is approx. £20 per annum.

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 TBC

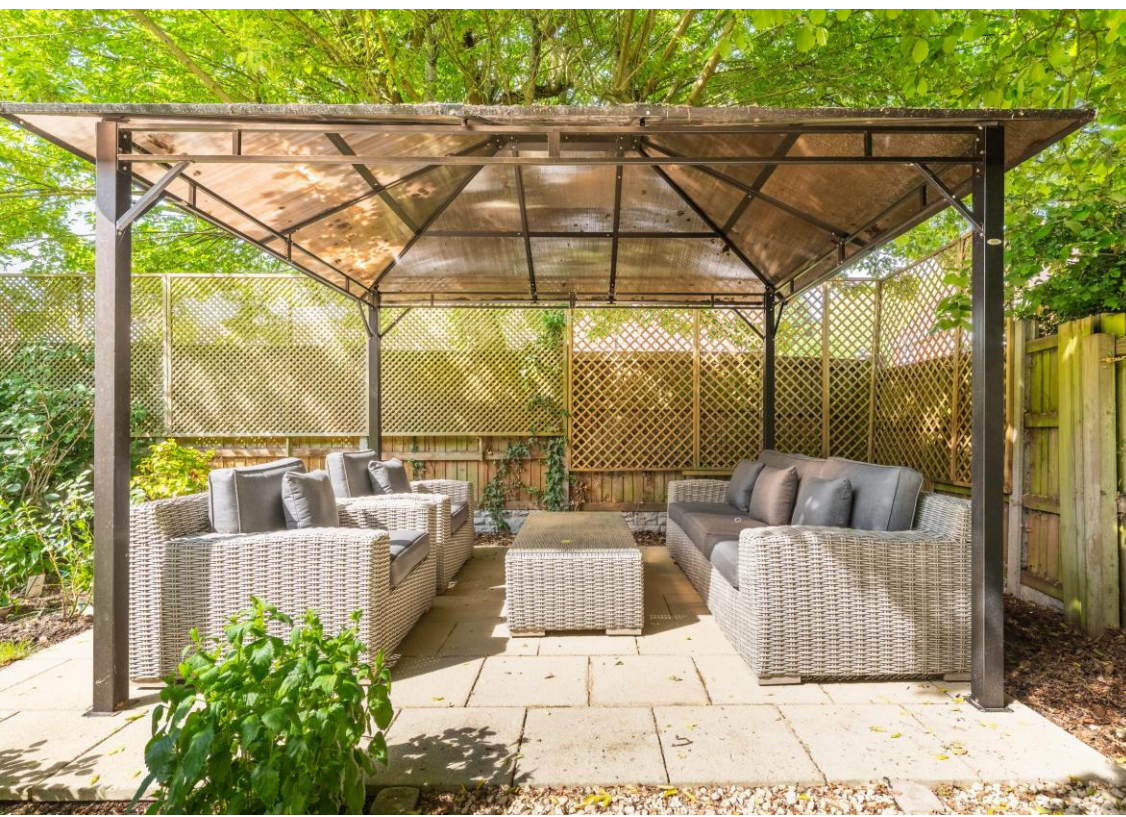
ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

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. 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.



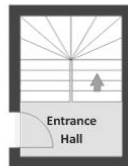




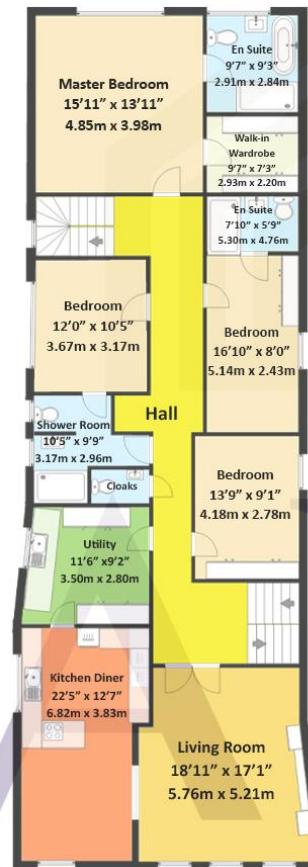
Main Living Space 2,088 / 194 square metres plus 2nd Floor - 1,615 square feet / 150.01 square metres



Ground Floor



First Floor



Second Floor Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	64	69
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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