







Harts are delighted to offer for sale this well presented two bedroom home for the over 55's in a superb central location in the popular town of Henley in Arden. The property has been refurbished by the current owners during their time of ownership and now offers a contemporary open plan ground floor layout including a superb Shaker style kitchen. In brief this lovely home comprises:-

**APPROACH** A pretty lawned front garden with driveway parking directly in front of the garage and pathway leads to:-

**ENCLOSED PORCH** A well proportioned enclosed porch with door through to hallway.

**HALLWAY** With stairs rising to the firstfloor accommodation, useful understairs storage cupboard and doors through to :-

**OPEN PLAN KITCHEN/ LIVING / DINING ROOM** A bright and spacious, open plan living room with window to front elevation, feature fireplace with stone hearth and wooden mantel over and with inset log burner style gas fire. The dining area sits to the rear of the room which enjoys lovely views of the paved rear terrace and with bi-folding doors giving easy access to the outside space. Alongside the dining area is the wonderful refitted Shaker style kitchen in a bright and cheery light blue shade, designed beautifully to use every bit of space available. Comprising eye and base level units, drawers and a glass fronted corner display unit. Included in the sale is a free standing retro fridge freezer, Belfast sink, integrated Bosch dishwasher, inset cream Smeg range with extractor over, and tiling to splashback areas and window overlooking the rear elevation. The kitchen is completed with beautiful finished with complementary granite work surfaces.

**DOWNSTAIRS WC / UTILITY** Fitted with a White suite comprising, low flush WC, wash basin with storage beneath, storage area with free standing washing machine and tumble dryer. Tiled flooring.

**FIRST FLOOR LANDING** With airing cupboard housing the hot water cylinder, loft access.

**BEDROOM ONE (REAR)** A fabulous double bedroom situation at the rear of the property so benefitting from distant views over Henley and beyond. With a range of fitted wardrobes to one wall and decorated in cosy vintage tones making this a really characterful bedroom.





*VIEW FROM TERRACE*



**BEDROOM TWO (FRONT)** A well-proportioned second bedroom with useful built in storage cupboards and windows to front elevation.

**SHOWER ROOM** A modern, fully tiled shower room which has been fitted to a very high standard by the present owners, comprising a large shower cubicle with mains fed 'Aqualisa' shower with rainfall shower head and an additional hand-held shower attachment, low flush WC, wash basin, extractor fan and window to side elevation.

**OUTSIDE**

**GARAGE** A single garage ideal for a small car or for storage. Housing the boiler. Single parking space directly in front of the garage on the driveway.

**REAR TERRACE GARDEN** A pretty rear terrace which is ideal for al fresco dining and entertaining visitors, or simply just enjoy some private outside space with lovely far reaching views over Henley in Arden.

**LOCATION**

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which 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, fabulous schooling, 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 choices of shops and eating places.



#### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD with Managed Areas. Purchasers should check this before proceeding. There is a service charge payable which currently stands at £2804.00 pa. Our vendors have advised that this covers the upkeep of communal gardens, window and guttering cleaning, maintenance / repairs for the roof and boundary fencing and includes building insurance.

**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 D

**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.









Total Internal Accommodation 95.23 square metres / 1,025 square feet

### Ground Floor

### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	71	
(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

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