



PHILIP
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5 Regatta Villas, Meadow Road, Henley-On-Thames, RG9 1BE

£500,000

- A 2-bedroom apartment with views of the River Thames
- Fitted kitchen with Bosch appliances
- Shower room with a double width shower cubicle
- No onward chain
- Passenger lift to the upper floors
- Principal bedroom with en suite bathroom
- Underfloor heating throughout
- Open plan living space with doors to a balcony
- Separate utility room with plumbing for a washing machine
- Allocated car parking space

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

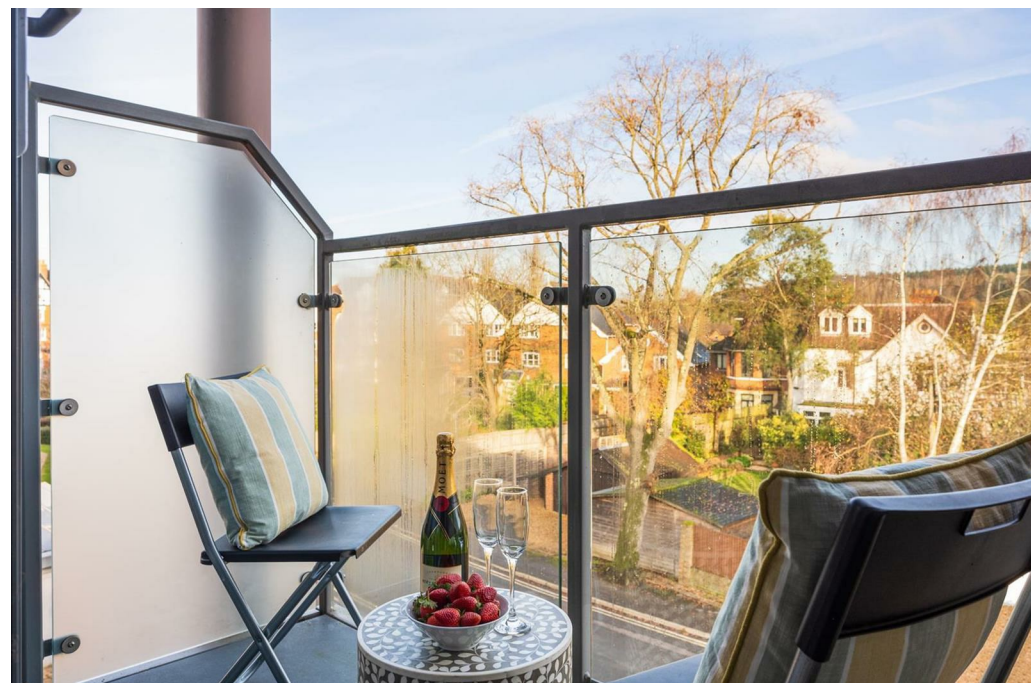
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5 Regatta Villas, Henley-On-Thames RG9 1BE

Regatta Villas is located in the heart of Henley with views of the River Thames and a short walk from the railway station. This 2nd floor apartment has lift access and measures approx. 1234 sq ft, two double bedrooms, 2 bathrooms and an open-plan living space with a balcony. Underfloor heating throughout and an allocated parking space.



Council Tax Band: E



ACCOMMODATION

A path leads to the communal entrance. The front door with secure entry system opens to the carpeted entrance lobby. The lift at the end of the lobby and stairs off to the right provide access to the upper floors. .

Entering the apartment into the private entrance hall there's a storage cupboard which houses a secure safe.

The open-plan living area is a light and bright space with a sitting area, dining area and a kitchen. Glazed sliding doors open onto the balcony, with a glass balustrade which provides delightful views over Mill Meadows and the River Thames.

The kitchen is open to the living area and features wall and base level kitchen units with granite effect worktops over and a circular sink with a mixer tap. Bosch appliances include a built-in electric double oven, microwave and larder style fridge-freezer. The peninsular unit has an inset induction hob and a ceiling mounted extractor fan over and cupboards.

The principal bedroom is a carpeted double with a window to the front overlooking Mill Meadows and the River Thames. There is a large built-in wardrobe with sliding mirrored doors and spot lighting above and power for a wall mounted television. The en suite bathroom has wood effect laminate flooring, with a white suite comprising a panel enclosed bath and hand held shower, a low level w.c., a wall mounted basin, a large fully tiled shower cubicle, a heated towel rail and part tiled walls.

Bedroom 2 is a good size double with a window to the side, a large built in mirrored wardrobe with spot lighting above.

The shower room has a double width shower cubicle, a wall mounted basin, a

low level w.c., a heated towel rail, wooden effect flooring, part tiled walls and obscured window to the rear.

The utility room houses a large hot water tank, a worktop with space for a washing machine and dryer and has a storage cupboard under. There is a window to the rear and spot lighting.

N.B.there is zoned underfloor heating throughout the flat.

The secure car park has an electric sliding gate and allocated parking for 1 car. There are well maintained communal gardens including a lawned area and hedging and attractive fencing to the front.

LOCATION

Living in Meadow Road

Regatta Villas is a prestigious development of apartments and townhouses, built by Berkeley Seventy-Seven Ltd in 2007, situated just off Station Road, within a short walk of Henley Station, the River Thames and town centre amenities.

Henley has a wide selection of shops, including a Waitrose supermarket and many independent boutiques and cafe's, a 3 screen cinema, the historic Kenton Theatre. There is a bustling market every Thursday and excellent pubs, restaurants and take aways, including Buddy's Breakfast and Burgers and The Boathouse restaurant situated just meters away by the riverside.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow airport, the West Country and Birmingham in the Midlands. Henley Station provides a regular rail service with trains to Reading and London Paddington (via Twyford - Elizabeth Line).

There are regular bus services to Reading and High Wycombe via Marlow, with

bus stops close by.

Reading - 7 miles

Marlow - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

High Wycombe - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

Leisure

River pursuits are at the centre to most leisure activities and the world famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows on from the Regatta, Rewind in August and the Henley Literary Festival in September. There are Marina facilities at Harleyford, Hambleden and Wargrave. Henley Golf Club and Badgemore Park Golf Club are situated just outside of the town. There is superb walking along the River Thames and in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court is a private members club with a gym with swimming pool, tennis courts, Croquet rinks, restaurants and hotel rooms.

South Oxfordshire District Council - Council Tax Band: E





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Approximate Gross Internal Area = 77 sq m / 826 sq ft
Balcony Area = 2.7 sq m / 29 sq ft

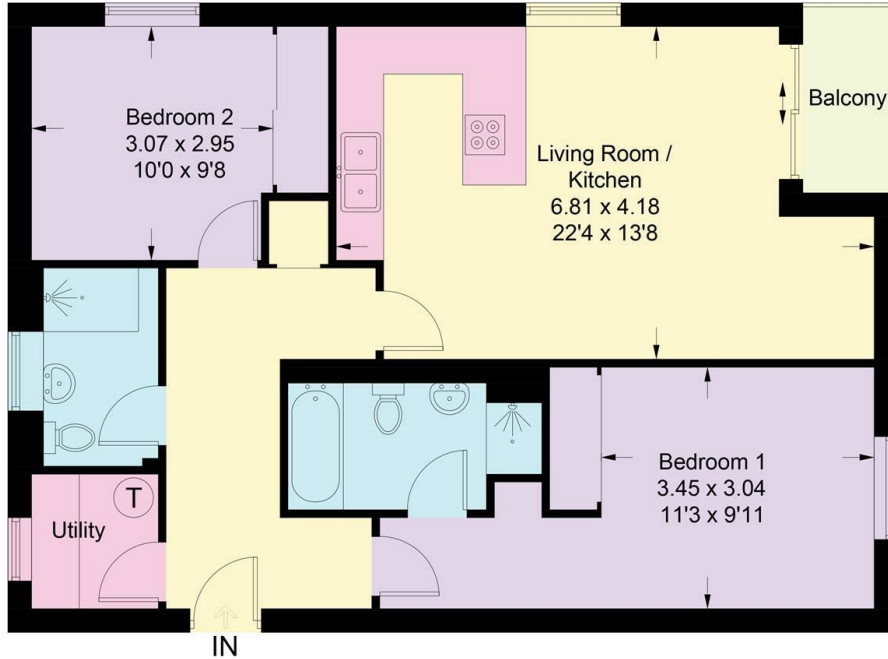


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033274)



Directions

From our offices in Station Road head towards the river and turn right into Meadow Road. The apartment will be found on the right hand at the entrance to Mill Meadows riverside park. There is pay and display parking nearby and long-term parking within the station car park.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	