



PHILIP
BOOTH
ESQ.



26 Perpetual House Station Road, Henley-On-Thames, Oxon, RG9

£800,000

- A superb 2-bedroom luxury apartment
- Modern fitted kitchen with integrated appliances
- Bathroom with modern fittings
- Communal gardens
- Atrium style grand entrance with sweeping staircase
- Principal bedroom with en suite and dressing area
- Under-floor heating throughout
- Expansive reception room with high ceilings
- Double bedroom 2
- Secure parking for 2 cars

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26 Perpetual House Station Road, Henley-On-Thames RG9 1AF

A spacious and contemporary 2-bedroom apartment, located on the first floor of this highly desirable town-centre residential development and benefitting from open-plan living, high ceilings and large windows. The apartment has 2 allocated car parking spaces and is located just a short walk from Henley railway station and town centre.



Council Tax Band: E



ACCOMMODATION

The apartment is reached via a secure front door with a video entry system. An impressive atrium-style communal entrance hall features a grand chandelier, a useful passenger lift and a sweeping carpeted staircase to the upper floors.

The first-floor flat is located close to the lift atrium and staircase. The front door to the apartment opens into a spacious wood-floored entrance hall with a generous storage cupboard which contains the boiler. There is also a separate laundry cupboard, with space for a washing machine, and wooden shelves.

Double doors open into the open-plan reception room, with high ceilings and a large west-facing picture window. The sitting and dining area opens onto the fitted kitchen, which features an extensive range of fitted white gloss wall and base units with quartz work surfaces and a stainless steel 1 1/2 bowl sink. Fitted appliances include a built-in double oven, a ceramic hob with an extractor fan over, a microwave, a dishwasher and a fridge freezer.

The master bedroom has high ceilings with a picture window overlooking the rear of the development, and a series of floor-to-ceiling built-in wardrobes. A door opens into the en suite shower room, which has a white suite comprising a double shower tray with a glass screen, a wash hand basin and a w.c. with a concealed cistern.

Bedroom 2 is a carpeted double bedroom which has a large picture window and high ceilings.

The bathroom is fitted with a white suite comprising a panelled bath with a fitted shower and glass shower screen, a heated towel rail, a wash hand basin and a w.c. with a concealed cistern.

Outside

There is a gated entrance with electric gates, which open to the secure car parking area. A ramp provides access to the underground car park, where there are two allocated spaces. There are peaceful, well-tended landscaped communal gardens to the rear and eastern side of the development with seating areas, a communal barbecue, benches and pergolas.

Pets

Well-behaved pets are permitted by agreement with the residents' committee.

LOCATION

Living in Perpetual House

Perpetual House is a prestigious development of luxury apartments, situated just off Station Road, within a short walk of Henley Station, the River Thames and Henley town amenities.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3-screen cinema, the historic Kenton Theatre, a bustling market every Thursday and excellent pubs and restaurants. Shaun Dickens at The Boathouse bistro restaurant is just metres away, with riverside dining; and the ever-useful Station News newsagent is a very short walk across the road.

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) for either the Elizabeth Line into the City, or fast trains to Paddington on the GWR mainline.

There are regular bus services to Reading and High Wycombe via Marlow, with a bus stop on Station Road.

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 of most leisure activities in Henley and the world-famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows on from the Regatta, with artists performing on the 'floating stage', with the highly regarded Henley Literary Festival occurring in September.

There are moorings available in the town and marina facilities at Hambleden and Wargrave. Henley Golf Club and Badgemore Park Golf Club are situated just outside of the town. There is superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Phyllis Court Club private members club is situated a mile away through town, and benefits from multiple dining options, copious group activities, a gym, exercise studio, swimming pool and extensive tennis courts.

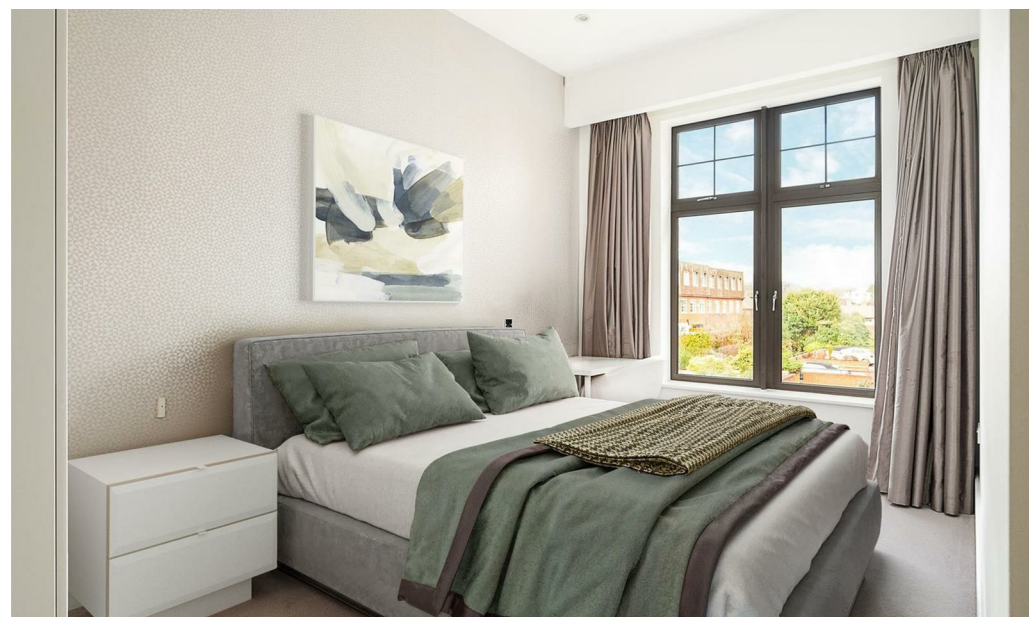
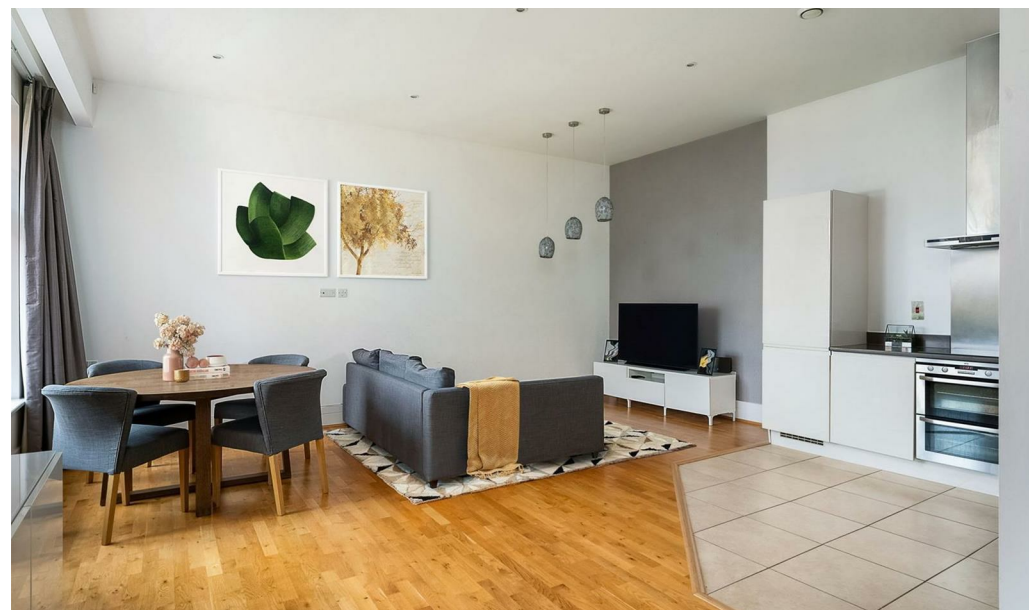
Tenure - Share of Freehold - Term 999 years from 1 December 2009

Ground Rent £350 per year - invoice sent on 1st Jan each year

Service Charge £2,658.33 at 6-month intervals (January and July)

South Oxfordshire District Council - Council Tax Band: E

Viewing Strictly by appointment with Philip Booth Esq



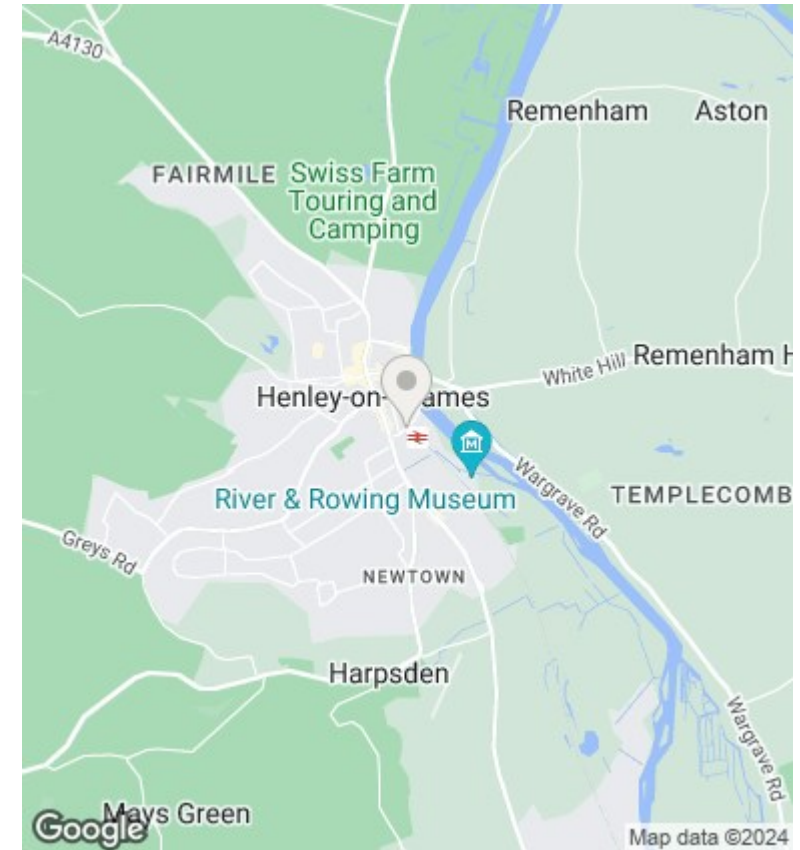


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Approximate Gross Internal Area = 97.8 sq m / 1052 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044799)



Directions

Perpetual House is located in Station Road, set back behind Station Square.

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	84	84
(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	