



PHILIP  
BOOTH  
ESQ.



## 4 Perpetual House Station Road, Henley-On-Thames, Oxon, RG9

£725,000

- Lower ground floor apartment
- Kitchen with integrated appliances
- Bathroom
- Town centre location
- Private garden
- Principal bedroom with en suite shower
- Storage unit
- Open-plan reception room
- Bedroom 2
- 2 parking spaces

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
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## 4 Perpetual House Station Road, RG9 1AF

A unique opportunity for a two bedroom apartment with a private garden, situated within this highly desirable residential development, in the heart of Henley town centre and just a few minutes walk from the railway station and River Thames. Open-plan living space, 2 car parking spaces and a storage unit.



Council Tax Band: E



## ACCOMMODATION

The impressive communal entrance hall has an atrium with a sweeping staircase and a passenger lift to all floors.

The front door to the apartment opens into an entrance hall with a storage cupboard with plumbing for a washing machine.

Double doors open in to the reception room featuring glazed doors opening on to private garden. The kitchen features an extensive range of fitted white gloss wall and base units with contrasting work surfaces over with inset sink unit. Fitted appliances include a built in double oven, a ceramic hob and extractor fan over, a dishwasher and a fridge freezer.

The principal bedroom has a picture window overlooking the garden and a large floor to ceiling built-in wardrobe. 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/dining room has a picture window with outlook to the garden.

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

The property comes with a lock up storage unit located on the lower ground floor.

### Outside

The apartment benefits from a private garden which is paved with space for a good size table and chairs, and container gardening. It is enclosed by high level wall with a spiral staircase to the drive and car parking area, with a storage cupboard under.

The parking entrance has 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. In addition there are peaceful, well-tended landscaped communal gardens to the rear and eastern side of the development with quiet areas to sit and read a book on benches with pergola's.

### 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 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 and restaurants, including 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

Tenure - Leasehold - Term 999 years from 1 December 2009

## 4 Perpetual House, Henley-on-Thames, Oxon, RG9 1AF

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft

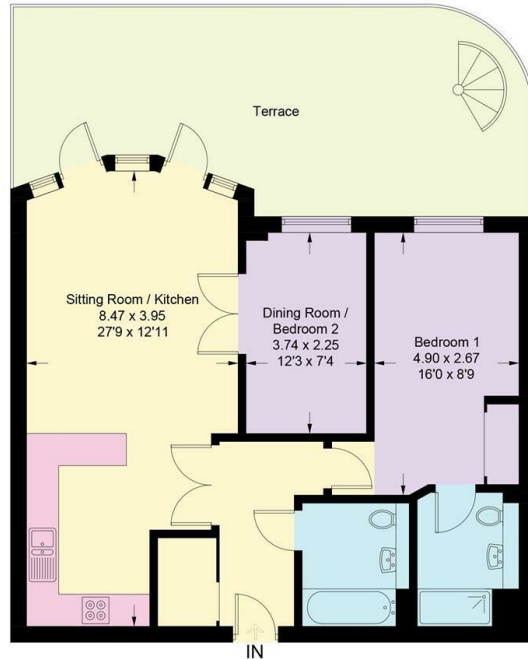
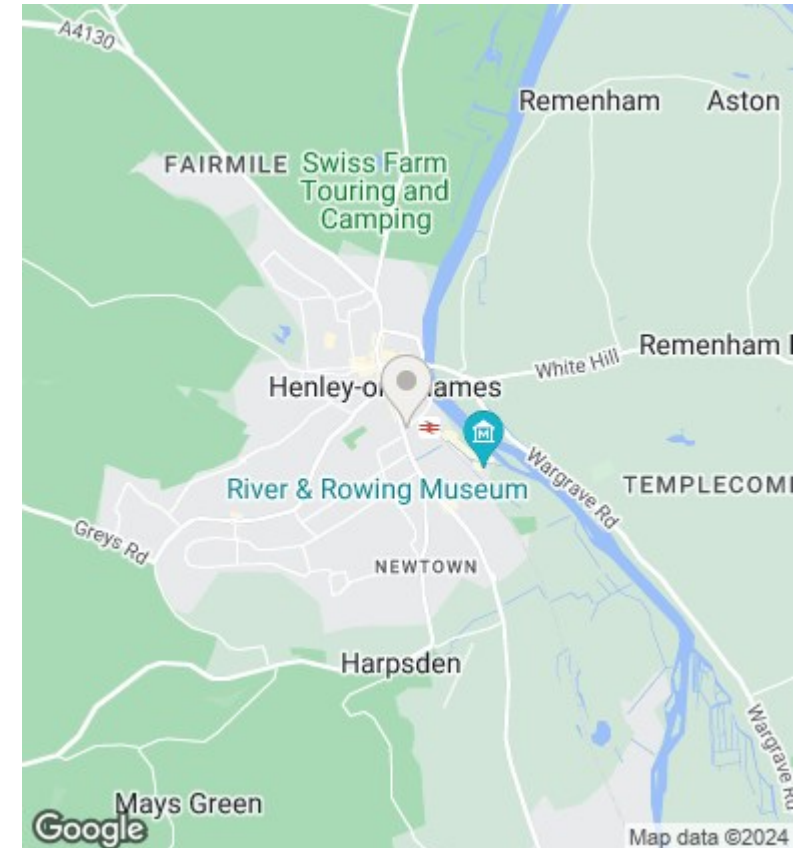


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID950640)



## Directions

Perpetual House is located in Station Road, on the crescent behind the park. 2 minutes walk from Henley railway station and the River Thames

## 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) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	