



PHILIP
BOOTH
ESQ.



1 Charlotte Mews, Henley-On-Thames, Oxon, RG9 1FY

£350,000

- 1 bedroom first-floor flat in gated development
- Modern kitchen with quality appliances
- Bathroom accessed from bedroom or living space
- Allocated parking for 1 car
- Short level walk to town centre, station and river
- High ceilings, dormer windows and Velux windows
- Private storage unit to the outside
- Comfortable open-plan living and high-end fittings
- Bedroom is spacious with useful storage
- Enclosed rear garden with rockery and seating area

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1 Charlotte Mews, RG9 1FY

An attractive 1-bedroom first-floor apartment, presented in very good condition, set in a gated development in a quiet town-centre location. Contemporary open-plan living with the added benefit of an enclosed private garden and allocated parking for 1 car.



Council Tax Band: C



ACCOMMODATION

This excellent Coachhouse-style apartment is located above a garage block, in a gated mews development that was built in 2011. Through a private front entrance into a lobby, and up a broad staircase into the accommodation.

With vaulted ceilings and tiled floors, this bright open-plan space has West-facing dormer windows, with radiators under; and Easterly Velux windows. The living space has room for sizeable sitting room furniture, and a small dining table, with radiators to heat the space. The modern fitted kitchen is a contemporary design, and features a quartz composite worktop, with a 1 1/2 bowl stainless steel sink inset. Integrated appliances include a pair of Siemens ovens, one of which is a combination microwave; a fridge freezer, a Bosch slimline dishwasher, and an induction hob with extractor hood over. A kickplate heater warms the kitchen space.

A door leads into the eaves 'room' - a large storage cupboard which houses the washing machine and a gas boiler, and provides ample storage space.

From the open-plan living area, through an alcove which is currently in use as a home office, and into the large double bedroom, which is a carpeted room with vaulted ceiling, a dormer window, and wall-to-wall fitted mirrored wardrobes.

A door leads from the bedroom into the bathroom - also accessible from the living space. The tiled bathroom has a Velux window, heated towel rail, a panelled bath with shower over, a wash hand basin with cabinet under, and a w.c..

Outside

Around the side of the building and through a private gate into an enclosed fenced courtyard garden, with space for a table and chairs, and a barbecue

should you wish; and featuring flowerbeds and a small pond. A wooden door leads into a private storage unit - built under the main staircase and containing the 'Megaflo' pressurised hot water tank.

The property has an allocated parking space in this gated mews.

LOCATION

Living in Charlotte Mews

Number 1 Charlotte Mews is situated just a short level walk from Henley town centre, the Railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. Down the road is the 3 Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews on TripAdvisor. A short walk away is the petrol filling station, which acts as a useful convenience store and hosts both a Subway and a Greggs bakery concession; and the ever-popular Smarts Fish Bar is only a few minutes walk away.

Henley has a Waitrose supermarket and a host of independent shops and boutiques, a 3-screen cinema and a historic theatre. Further out of town towards Reading is the Tesco superstore. There is a vibrant and eclectic dining scene in the town, from fine dining and local cafés to pop-ups and some of the more popular restaurant franchises. Stand-up comedy and live music are available in several venues on a regular basis.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. A short walk from the property, Henley Station has direct links with London Paddington (via Twyford fast train or via Crossrail / Elizabeth Line) 55 minutes, and to many further destinations via Reading. Via car, Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles; Stokenchurch M40 Junction 5 - 13 miles; London Heathrow - 25 miles; London

West End - 36 miles.

Leisure

Henley has a variety of sociable sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court private members club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Schools

Primary Schools - Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school

Secondary School - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine in Abingdon.

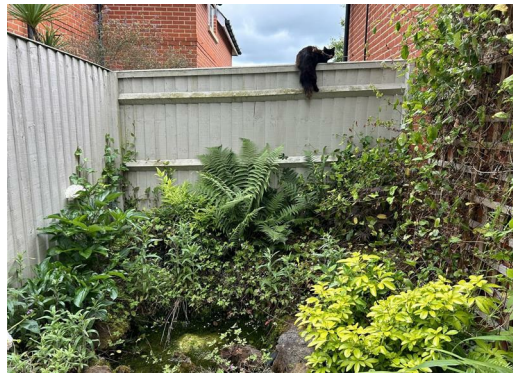
Tenure: Leasehold - 999 years from 2011

Council tax band: C

Services: mains gas, electricity and water.

Broadband: superfast up to 72Mbps via BT and other providers; ultrafast fibre up to 2GBps via Zzoomm





1 Charlotte Mews

Approximate Gross Internal Area = 57.3 sq m / 616 sq ft

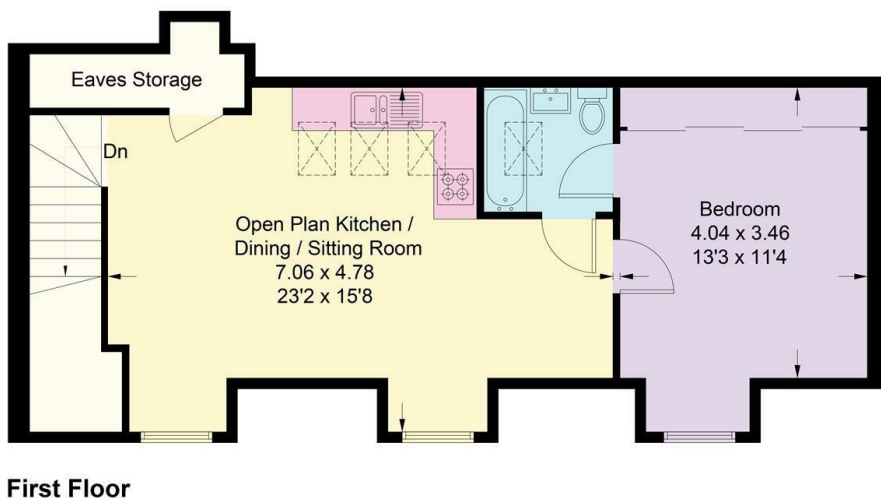
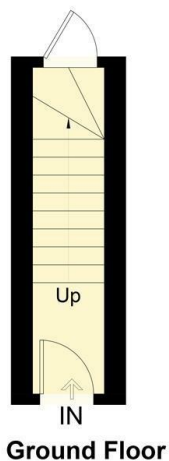
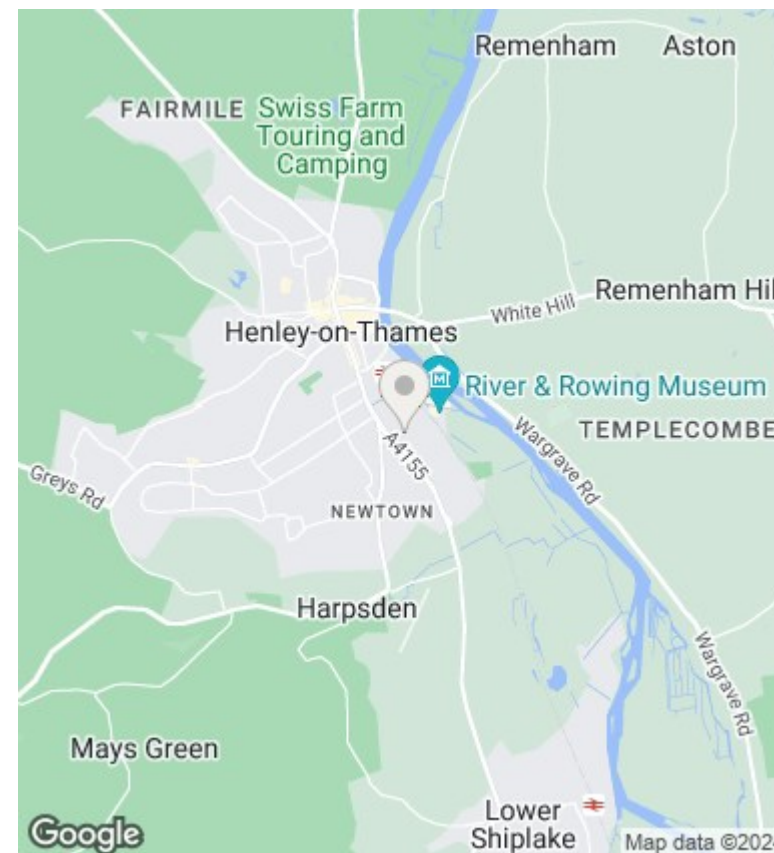


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090098)



Directions

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	80	80
(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	