



PHILIP
BOOTH
ESQ.



17 Finlay House Phyllis Court Drive, Henley-On-Thames, Oxon, RG9

£775,000

- A attractive first floor apartment
- Modern fitted kitchen
- Separate shower room
- No onward chain
- Sought-after location close to Phyllis Court
- 2/3 double bedrooms
- Communal grounds
- Sitting room with attractive views
- Recently fitted bathroom
- Garage in a block

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

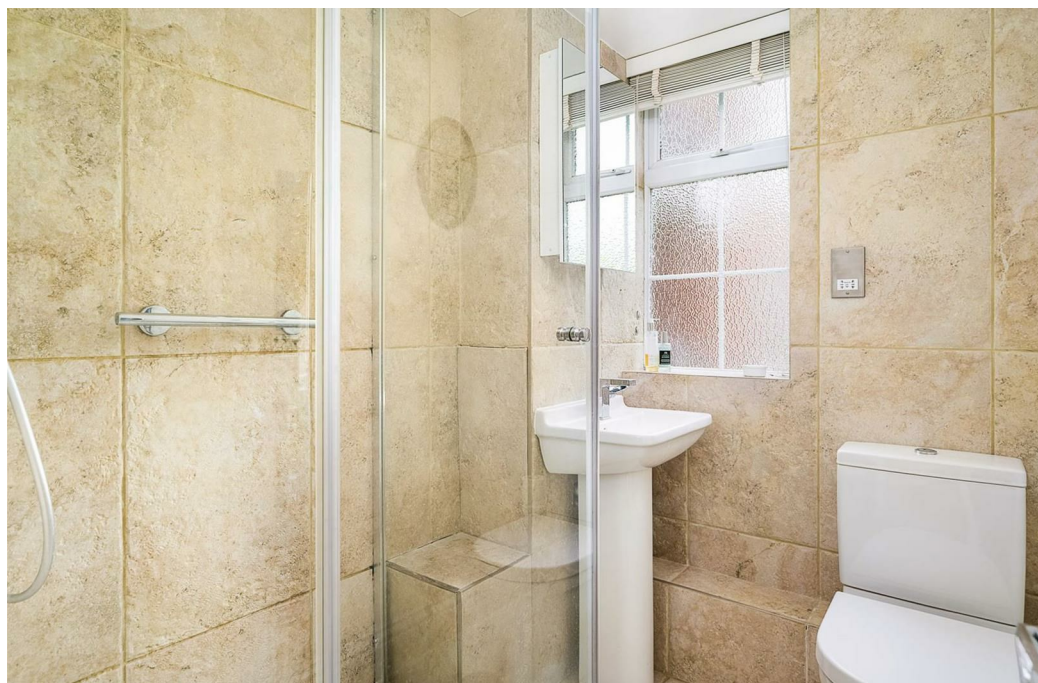
sales@philipboothesq.com
www.philipboothesq.com

17 Finlay House Phyllis Court Drive, RG9 2HS

Situated in a favoured location along Phyllis Court Drive, a light and spacious 2/3-bedroom first floor apartment presented in good condition and benefitting from an extended lease (125 years remaining). Having a modern kitchen and refurbished bathrooms and a sitting room overlooking the pond. A garage in a nearby block, visitor parking and well tended communal gardens.



Council Tax Band: F



ACCOMMODATION

The front door of the apartment building opens into a spacious and welcoming communal entrance hall with stairs leading to the first floor.

A private front door opens to the spacious entrance hall, with built-in storage cupboards.

The dual-aspect sitting room is located at the front of the building with an outlook over the pond and mature trees. This comfortable room is a good size and has an 'Adam style' fireplace with marble slips and hearth, with an electric stove; and recessed spotlights in the ceiling.

The kitchen has a range of modern 'Shaker style' wall and base units with contrasting black granite work-surfaces over, with inset 1 1/2 bowl sink unit under the window. Integrated appliances include a wine chiller, a fridge and freezer, a microwave, a dishwasher, a washer/dryer, a double oven, an induction hob and extractor hood over.

Bedroom 1 is a double bedroom at the rear with an outlook over the communal gardens, with fitted plantation shutters and a pair of wardrobes. Wall lights have fitted reading lights above the bed space.

Bedroom 2 is a double bedroom that has a side aspect and a fitted wardrobe.

Bedroom 3 is a double bedroom, currently used as a study, with a rear aspect.

The shower room has a modern white suite comprising a shower cubicle with a rain-fall shower head and additional wand, a w.c and a wash hand basin with fully tiled walls.

The bathroom has a modern white suite comprising a panel-enclosed bath, a

w.c and a vanity basin unit, a heated towel rail and fully tiled walls.

Outside

There is a single garage in a nearby block providing ample car parking. There is visitor parking as you enter Phyllis Court Drive on the left.

The Phyllis Court Drive apartment buildings have well-maintained communal gardens with mature shrub beds, hedges, and trees.

LOCATION

Living in Phyllis Court Drive

Phyllis Court Drive is located on the north side of the town centre, situated just off the Marlow Road.

Phyllis Court is a private members club, offering over 30 interest groups, including rowing, croquet, and tennis. There is also a modern fitness centre with swimming pool, gym, sauna room, exercise studio and treatment rooms.

There is a Waitrose approximately 0.25 miles away, The Brakspear flagship pub, The Bull on Bell Street and the popular Phyllis Court Club are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington (via Twyford Elizabeth Line/Crossrail) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles
London West End – 36 miles

Leisure

River activities include multiple rowing clubs, canoe and kayak clubs and more recently Stand-up Paddle Board clubs. The world-famous Henley Royal Regatta takes place at the beginning of July followed by the Henley Festival of Arts. Marina facilities are available at Harleyford and Wargrave. Local golf clubs include Henley Golf Club and Badgemore Park Golf Club. Henley Rugby Club has an active social scene, and is a short walk from the property.

Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Leasehold - 189 years from 1960

Local Authority - South Oxfordshire District Council

Council Tax - Band F

Services - All mains services





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Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

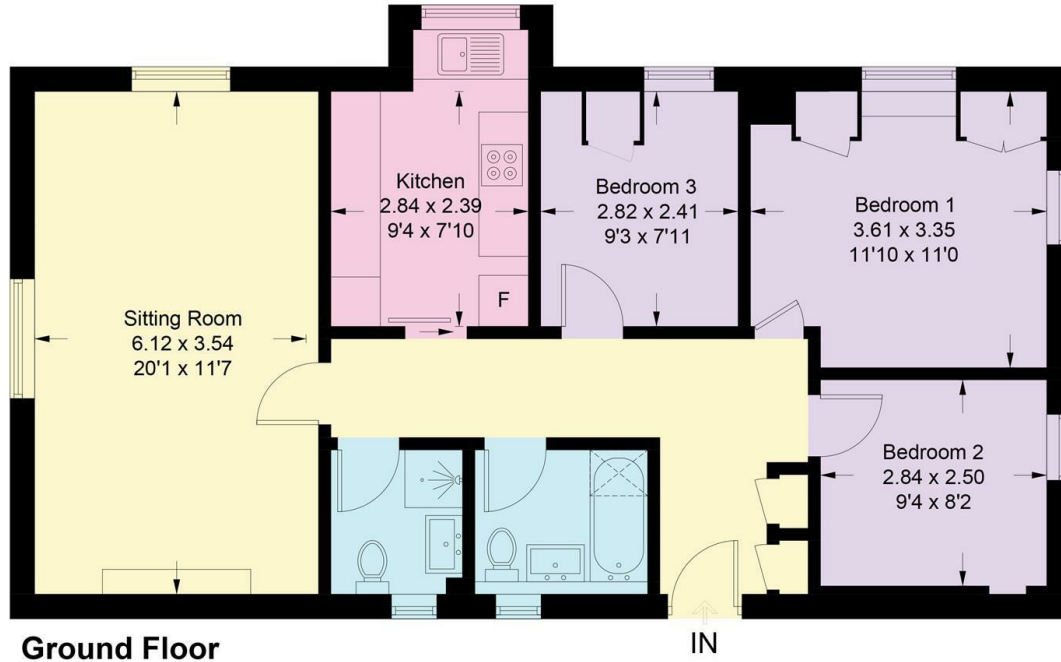
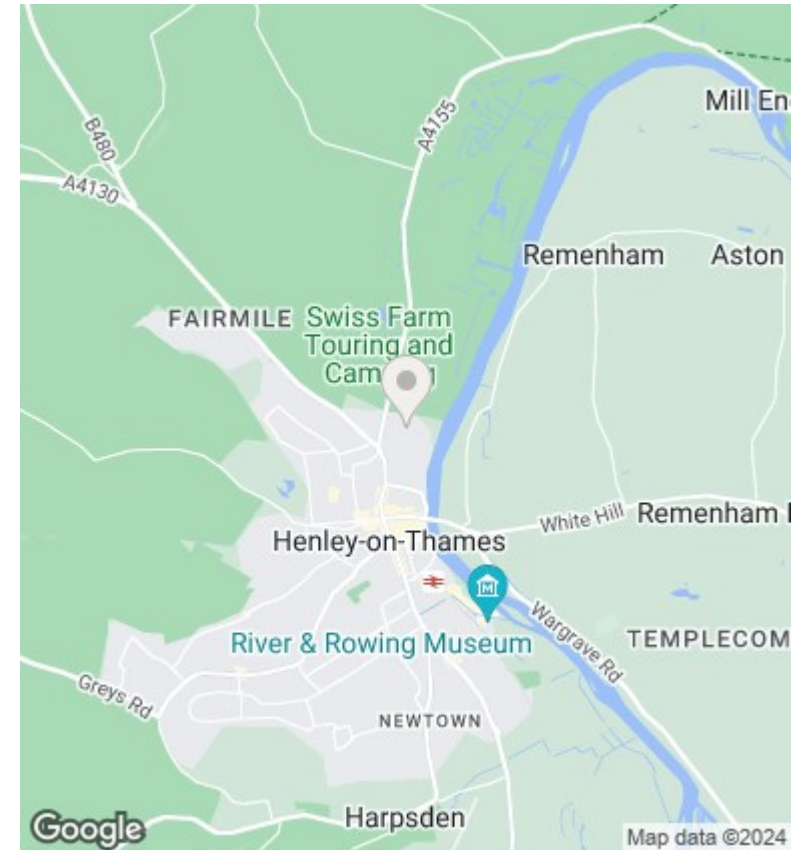


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093344)



Directions

From our offices in Station Road, turn right at the traffic lights into Reading Road. Continue into Duke Street and across the crossroads in the centre of town into Bell Street. At the pair of mini roundabouts bear right into Marlow Road. Turn right into Phyllis Court Drive, where visitors parking can be found on the left by the garages. Finlay House is the 3rd apartment building on the right.

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		76
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	