



PHILIP  
BOOTH  
ESQ.



## 28 War Memorial Place, Henley-On-Thames, Oxon, RG9 1EP

£265,000

- A 2-bedroom ground floor retirement flat
- Bedroom 1 with fitted wardrobes
- Residents lounge
- No onward chain
- Sitting room with a door to outside
- Bedroom 2 with fitted wardrobes
- Well tended communal gardens
- Fitted kitchen
- Shower room
- Car parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
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## 28 War Memorial Place, Henley-On-Thames RG9 1EP

A well presented 2-bedroom retirement apartment set on the ground floor within this tranquil, purpose-built development, benefitting from a spacious sitting room with a door to outside. Situated less than a mile to the town centre and station with a regular Handy-bus service directly from the development.



Council Tax Band: D



## ACCOMODATION

The flat is located on the ground floor to the rear of the main building and is accessed via a secure entry door and through the communal entrance hall.

The front door leads to an entrance hall which gives access to both bedrooms, the shower room and reception room with sitting/dining area. Other than the bathroom and kitchen area the whole flat is carpeted and heated by electric night-storage heaters.

The reception room has a high ceiling and an impressive bay window to the side with some double and some secondary glazed windows. There is a double glazed door with a glazed side panel leading out to the gardens and flower beds. There is an electric heater, coving and central light point.

A door opens into the kitchen which has a good range of modern wall and base units with a built-in electric oven and ceramic hob. There is an inset stainless steel sink under a window looking out to the front of the property.

Bedroom1 has a double glazed sash window to the side of the flat, coving, central light point, alarm pull cord and built-in wardrobe. There is also a cupboard to the hot water tank.

The shower room has a double width shower with independent shower unit, a wash hand basin and a low level w.c.

Bedroom 2 is also carpeted and has a replacement double glazed window.

In addition to the private accommodation there is a communal residents lounge, where coffee mornings and table games take place.

Outside

There are well tended communal gardens including a Rose Garden with central water feature. There is ample car parking for the residents.

## LOCATION

Living in War Memorial Place

War Memorial Place is a popular retirement development, situated just off the Harpsden Road to the south of Henley town centre. There is a bus stop just metres away with a regular bus service to Henley town centre. The development has a communal residents lounge and Rose Garden.

There is a Tesco superstore approximately 1/4 of a mile away, Smarts Fish Bar, which is very popular with Henley residents and the Three Horseshoes pub are both within walking distance.

Henley has a wide selection of shops, including a Waitrose supermarket; there are 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 direct links with London Paddington (via Twyford Crossrail) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. 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.

Leasehold: 99 years from 1989  
Service charge: TBC

Estate Manager  
First Port - 0333 3214063  
On site Monday to Friday 9am to 12pm  
On site Office - 01491 411320

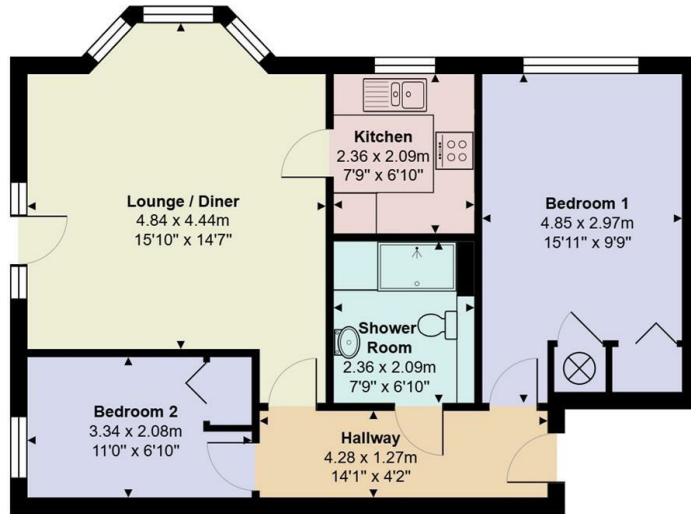
Minimum Age - 60 years or if a couple, one of 55 years plus





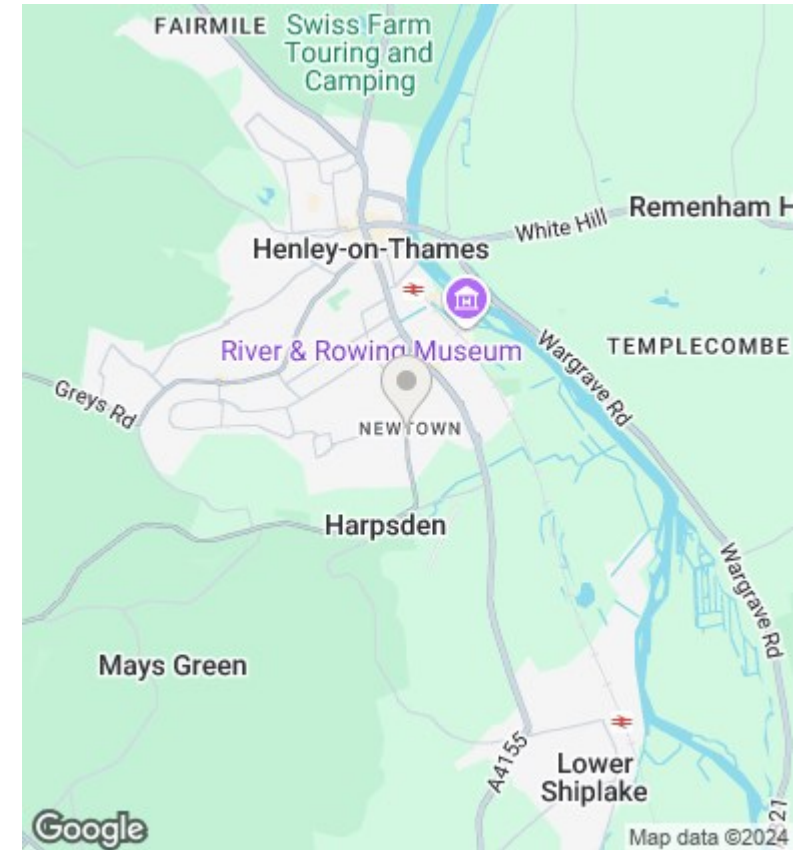
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Approx. Total Area: 59.5 m<sup>2</sup> ... 641 ft<sup>2</sup>



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



## Directions

From our offices in Station Road turn right up to the T-junction and traffic lights. Turn left onto Reading Road and continue to the roundabout with the 3 Horse Shoes Pub on. Take the second turning into Harpsden Road and continue until the end of the row of terrace properties and you will find War Memorial Place a little further up on the left hand side.

## Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		66	71
EU Directive 2002/91/EC			