



PHILIP
BOOTH
ESQ.



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

£325,000

- 2 Bedroom ground floor retirement flat
- Bathroom with walk-in shower
- Communal residents' lounge
- Double glazed throughout
- Patio garden ideal for pot gardening
- 24 hour emergency call system
- Sitting room with doors to outside
- Single garage in a nearby block
- Well tended communal gardens

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

A delightful 2-bedroom ground floor retirement flat with a private entrance, situated in this tranquil, purpose built development, approx 1 mile from Henley town centre, with the benefit of a regular 'Handy Bus' service to the shops. The flat has a sitting room with doors to a patio, a modern kitchen and bathroom and a garage in a nearby block. No onward chain.



Council Tax Band: E



ACCOMMODATION

An exceptional 2-bedroom ground-floor retirement flat with its own private entrance. The flat has been completely refurbished by the present owner and is presented in good condition throughout. All appliances, carpets and curtains/blinds are included and the flat is 'move-in ready'.

The flat is carpeted throughout, except the kitchen and bathroom that have vinyl flooring. The reception room, hall and bedrooms all have modern, programmable electric heaters. War Memorial Place offers high quality independent living and benefits from emergency pull-cords in every room.

The private front door opens into a generous reception room with newly fitted sliding doors out to private patio. Fitted with a neutral carpet, a dado rail, fitted shelving, wall mounted lights and central light point. This is a lovely bright room, with views across the lawn to the 'War Memorial'.

The kitchen features a range of modern, wood effect, fitted wall and base units with under cabinet lighting and Duropal work surfaces with inset stainless steel sink under the window. Appliances include a Bosch fridge freezer, a slimline integrated dishwasher and washer dryer, a Neff ceramic hob (with tiled splash back), electric fan oven, a microwave oven and extractor fan. There is also a low level kick-plate heater.

Bedrooms 1 and 2 are double bedrooms with double mirrored wardrobes. Bedroom 2 also has fitted shelving and views across the lawn and 'War Memorial'.

The bathroom has a modern shower with seat, a wash hand basin, a wall mounted mirrored cabinet, a heated towel rail, a low level w.c., a glass shelving unit and a window with obscure glass. In the hallway outside the bathroom there is a large airing cupboard with shelving housing the hot water

tank.

Outside

The flat has a patio area with outside storage, ideal for gardening in pots and with space to have some garden furniture. The patio faces east and overlooks the communal garden and the 'War Memorial'. There are extensive lawns and an enclosed rose garden with a patio leading from the communal residents' lounge where the resident-organised coffee mornings and other social activities are held.

There is a single garage located in a nearby block.

Ample parking within the residents' car park.

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 TfL Elizabeth Line) 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: £57.56 per week.

Estate Manager

First Port - 0333 3214063

On site Monday to Friday 9am to 12pm

On site Office - 01491 411320

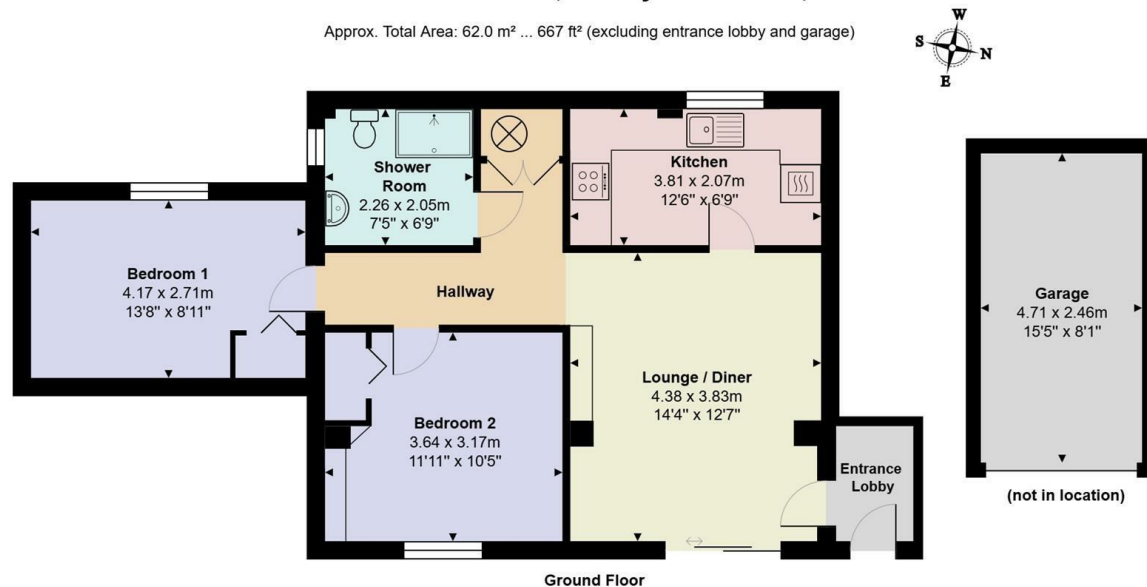
Minimum Age - 60 years or if a couple, one of 55 years plus





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Approx. Total Area: 62.0 m² ... 667 ft² (excluding entrance lobby and garage)



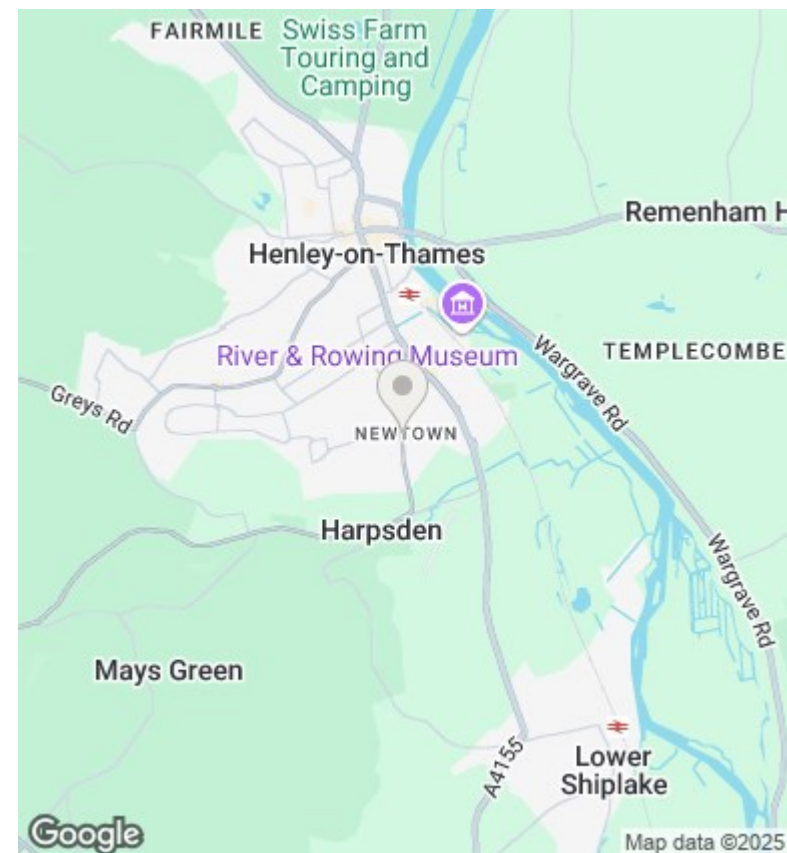
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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 Three Horseshoes Pub and turn 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC