



B

PHILIP  
BOOTH  
ESQ.



27 Victoria Court, Henley-on-Thames, Oxon RG9 1XG

## 27 Victoria Court, Henley-on-Thames, Oxon RG9 1XG



27 Victoria Court is a 2 bedroom first-floor retirement flat situated in the town centre with private parking and a separate garage in a block. Located to the rear of the main building, the accommodation comprises a kitchen, sitting room, 2 double bedrooms and 1 bathroom, as well as a separate cloakroom.

Situated off Hamilton Avenue and the Reading Road, close to shops and amenities in the centre of Henley-on-Thames. It consists of 36 flats in two buildings, built by Rockfort Homes in 1990.

A pedestrian gate leads from the footpath beside Norman Avenue, and into a secure entrance with remote access. From the lobby take either the lift or the stairwell to the first floor.

Through the private front door, a wide entrance hallway benefits from a number of storage cupboards. Off the central hallway is a separate cloakroom with w.c. and wash-hand basin.

The generous living room is carpeted, has a large set of dual-aspect windows with roof-top views, and an electric fire. There are two pendant lights, and wall-mounted lighting.

The fitted kitchen features white wall and base cabinets, a wall-mounted electric oven and grill, and an electric hob. There is a 1 1/2 bowl sink beneath the window, and set in a formica worktop. There is space for a dishwasher and washing machine.

The two double bedrooms are carpeted, with large windows overlooking Norman Avenue, and feature fitted wardrobes and pendant lighting.

A tiled white suite shower room has a convenient fitted chair in the shower, a w.c. and wash-hand basin, with fitted white bathroom cabinets.

All rooms and entrance hallway have 24hr emergency pull cords.

There is an Estate Manager from First Port management in residence at Victoria Court 12-3pm daily.

## Outside

The property is set within maintained communal gardens, and this property additionally benefits from a garage as well as unrestricted visitor parking.

## Living in Victoria Court

The minimum age for a couple or single person: 60 years of age. Pets are permitted subject to approval.

Pedestrian access is via a gate on a lane running parallel to Norman Avenue. Just minutes from Henley town centre and the railway station. The property is within close proximity to the and River Thames and the Mill Meadows. There are regular bus services to Reading and High Wycombe with bus stops on the Reading Road.

Henley has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3-screen cinema and an historic theatre.

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 - 8 miles
- Maidenhead M4 Junction 8/9 - 10 miles
- Stokenchurch M40 Junction 5 - 13 miles
- London Heathrow - 25 miles
- London West End - 36 miles

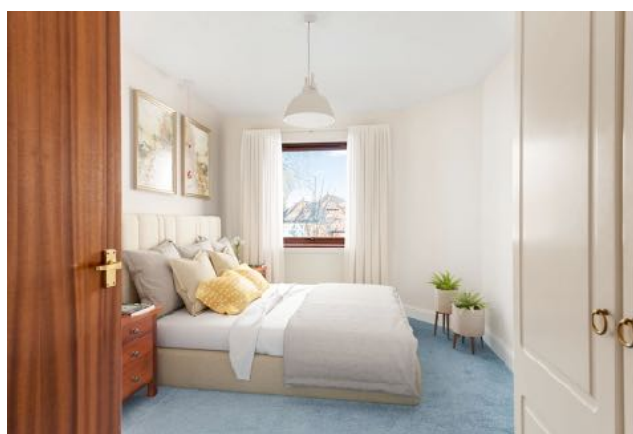
## Leisure

Private members clubs include Phyllis Court Club and Leander Club, on either side of the river. River pursuits include Henley sailing club, local canoe clubs and rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. Several golf clubs include Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills AONB provides superb walking, cycling and horse riding.

**Tenure** - Leasehold with 66 years remaining

**Ground Rent** - £12.50 pcm. **Service Charge** £2,540.00 p.a.

**Local Authority** - South Oxfordshire District Council



# Victoria Court, Henley on Thames, RG9 1XG

Total Area: 85.2 m² ... 917 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only.



PHILIP  
BOOTH  
ESQ.

Chiltern House  
45 Station Road  
Henley-on-Thames  
Oxon  
RG9 1AT

Tel: (01491) 876544  
Mob: 07795 422 284  
email: [sales@philipboothesq.com](mailto:sales@philipboothesq.com)

Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.