



Cedar Court, Henley on Thames, RG9

One-bedroom duplex apartment

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Overview

- ONE-BEDROOM DUPLEX APARTMENT
- MODERN DÉCOR THROUGHOUT
- MODERN FIXTURES AND FITTINGS
- ALLOCATED PARKING SPACE IN GATED CAR PARK
- CLOSE TO LOCAL AMENITIES
- FANTASTIC LOCATION
- BEAUTIFUL COUNTRY WALKS CLOSE BY
- 10-MINUTE WALK TO THE RIVER



Beautiful one-bedroom duplex apartment on one of the most highly sought-after locations in Henley on Thames.



We are delighted to offer this BEAUTIFUL ONE-BEDROOM DUPLEX APARTMENT situated on a highly sought-after road in Henley on Thames. The property has been kept in a fantastic condition throughout and benefits from a large private balcony, a gated allocated parking space and en-suite to bedroom. The property consists of entrance hall with conveniently placed separate w/c and ample storage space. Living room with a neutral décor and dining area leading to the kitchen.



Property description continued...

Kitchen with matching eye and base level units, four ring gas hob and door to private balcony, perfect for al fresco dining. The top floor consists of large master bedroom with ample light and en-suite shower room with modern walk in shower. Externally, the property benefits from a roof top balcony, perfect for entertaining and an off-road allocated parking space within a gated car park.



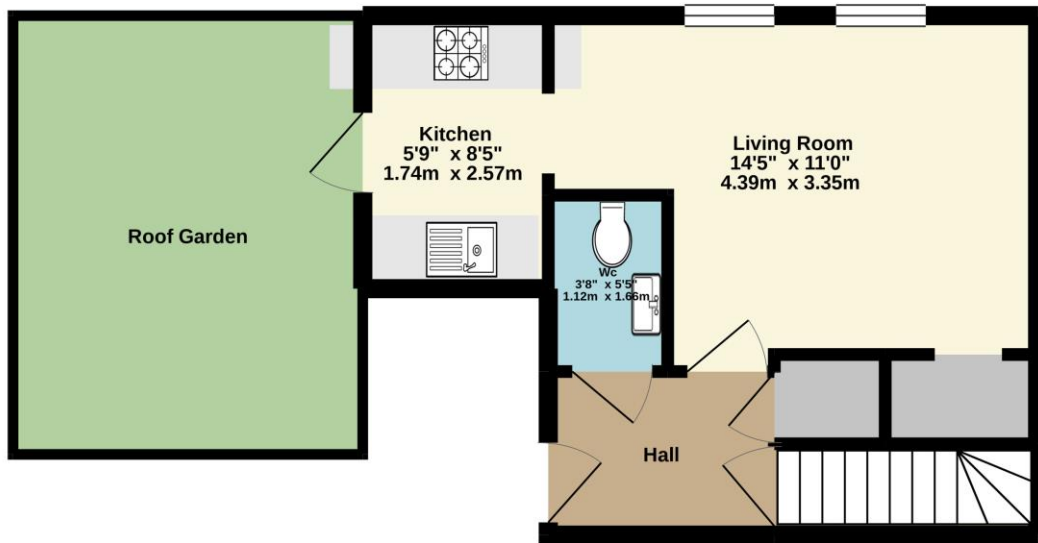
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

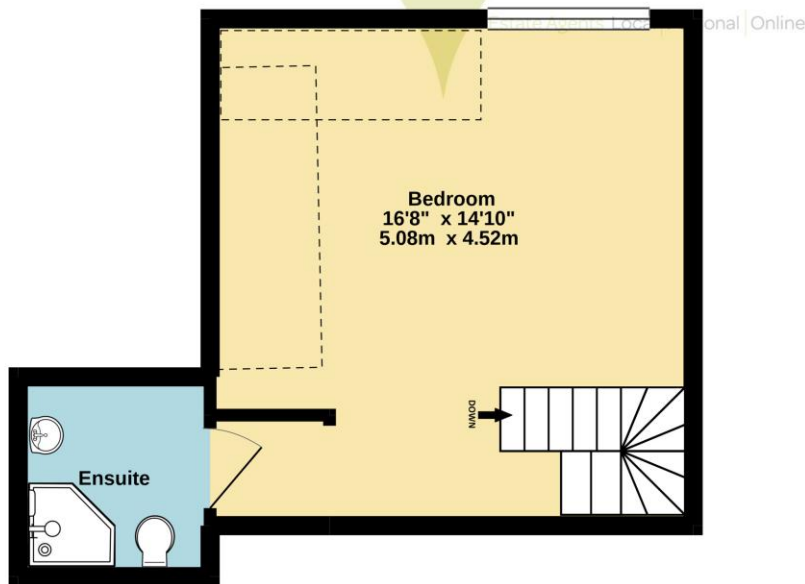
Location

The property is located on the Fairmile in Henley on Thames, surrounded by the countryside, fantastic riverside walks and excellent shopping and recreational facilities. There are multiple independent shops, cafés, supermarkets, hairdressers, bars and much more available within walking distance. There is a train service from Henley station to London Paddington (via Twyford) from 50 minutes and a mainline train service from Reading to London Paddington (from 28 minutes). The area is also well served for schooling.

Downstairs
290 sq.ft. (26.9 sq.m.) approx.



Uptairs
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.