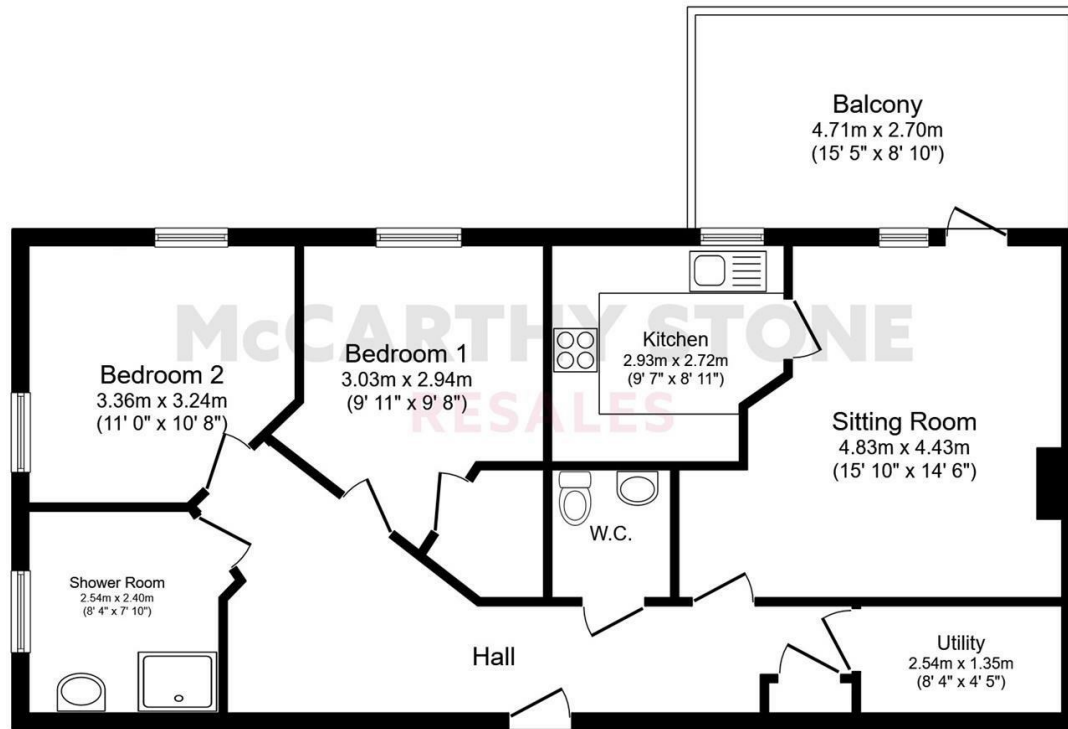


44 Albert Court

345 Reading Road, Henley-On-Thames, RG9 4HE



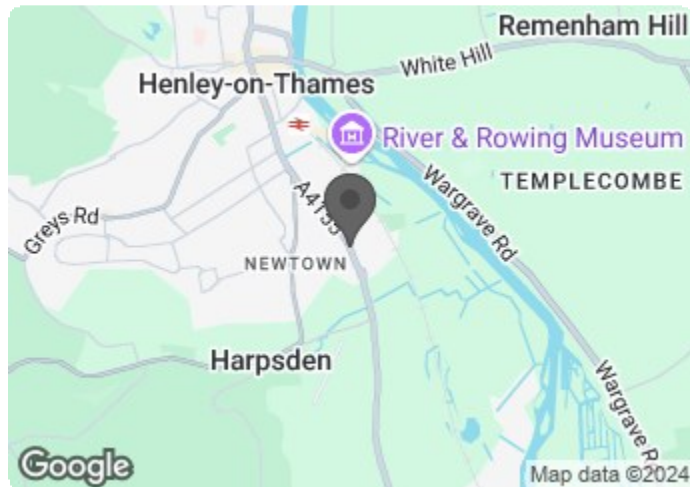
Total floor area 76.5 m<sup>2</sup> (824 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £495,999 Leasehold

This spacious and beautifully presented two bedroom, second floor apartment with a balcony is a must have for those demanding a bright and airy environment to live in. Albert Court is a 'Retirement Living Plus' development offering ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# 345 Reading Road, Henley-On-Thames

2 bed | £495,999

## Albert Court

Albert Court is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a modern fully fitted kitchen, fitted and tiled shower room, separate WC, spacious bedrooms and double aspect living room with balcony. 24 hour emergency call system.

Communal facilities include a Bistro style restaurant serving freshly prepared meals daily, Club lounge where social events and activities take place, a typical social weekly calendar comprises; Scrabble afternoon, Coffee morning, Film night, Bridge club, Cheese & Wine evening or a day trip to the theatre. A wellbeing suite/hairdressing salon and landscaped gardens. There is a fully equipped laundry room, mobility scooter store with charging points and if your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Albert Court with additional services including a laundry and ironing service, care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Albert Court is conveniently located on Reading Road and is in close proximity to an array of amenities. A Tesco superstore is just a stones throw away, and offers groceries, clothing and a pharmacy right on your doorstep. Home to the prestigious Henley Royal Regatta, and several other popular events and festivals throughout the year, this town offers something for everyone. The town centre is known for its quaint boutiques, and boasts an array of eateries. This is the perfect location for those that would enjoy a stroll along the River Thames. Mill and Marsh Meadows recreation grounds lie next to the river and have many family activities on offer, from boat hire to a 'pitch and putt'. Henley provides excellent access to surrounding towns by road or rail, with the M4 and M25 easily accessible, and the railway station close by.

## Entrance Hall

Front door with spyhole leads to the entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in utility/storage and airing cupboard housing a Gledhill 'pulsacoil' hot water cylinder, Vent-axia' air filtration/heat exchange system, shelving for linen and towels. Doors lead to the bedrooms, living room, shower room and WC.

## Living Room with Balcony

A very well presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a large balcony with external lighting and views over the communal grounds. A further full length window allowing plenty of natural light. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted modern style kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Electrically operated window.

## Bedroom One

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights. Deep window with a aspect over the communal grounds.

## Bedroom Two

A very spacious second bedroom that could even be used as a hobby or dining room. TV and phone points and ceiling lights. Double glazed window.

## Shower Room

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Partially tiled

walls and wet room vinyl flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

## WC

Tiled and fitted with suite comprising low level WC, wash hand basin with cupboards beneath and illuminated mirror above.

## Service Charge (Breakdown)

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £12,233.08 for the financial year ending 30th June 2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Leasehold

Lease: 999 years from 1st June 2018

Ground rent: £510 per annum

Ground rent review: 1st June 2033

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

