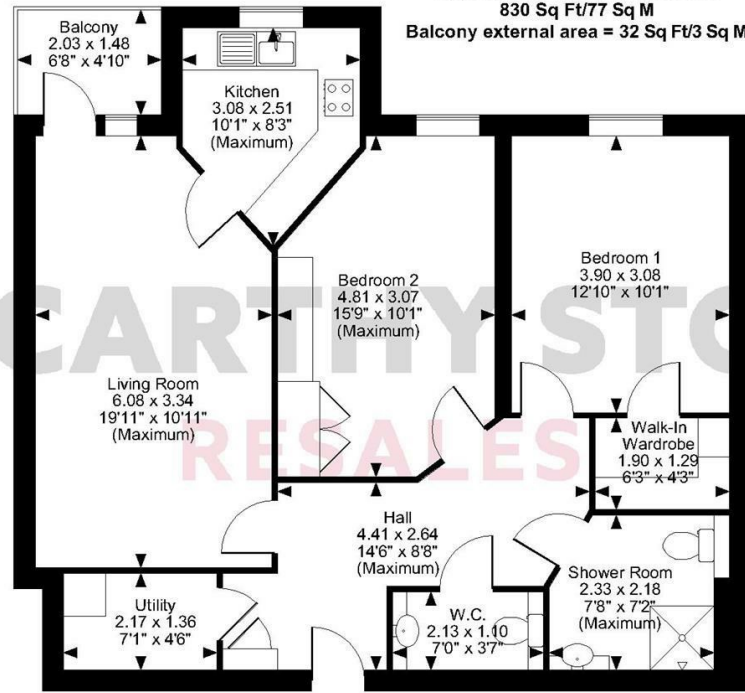


Albert Court, Reading Road, Henley-on-Thames  
 Approximate Gross Internal Area  
 830 Sq Ft/77 Sq M  
 Balcony external area = 32 Sq Ft/3 Sq M

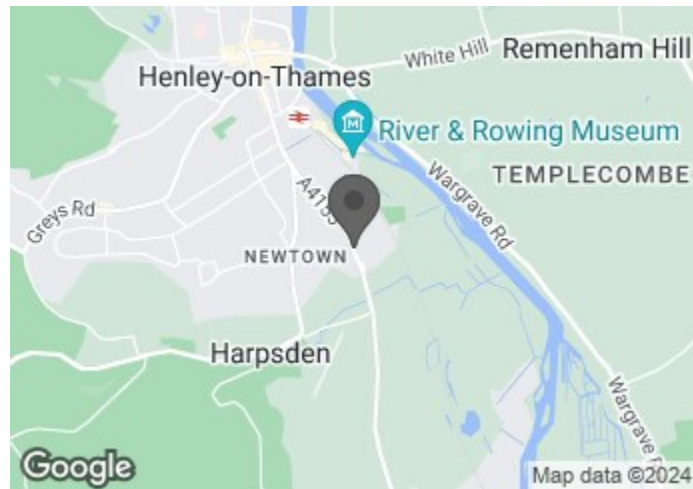


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>89</b>	<b>89</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**25 ALBERT COURT**  
 345 READING ROAD, HENLEY-ON-THAMES, RG9 4HE



\*JOIN US FOR TEA & CAKE - THURSDAY 22ND AUGUST 2024- FROM 10am-4pm - BOOK YOUR PLACE TODAY!\*

Absolutely Stunning. This spacious and beautifully presented two double bedroom apartment with a large covered balcony overlooking the communal grounds. Albert Court is a 'Retirement Living Plus' development offering independent living with a little extra help should it be needed giving security and peace of mind throughout your retirement. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**ASKING PRICE £450,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# 345 READING ROAD, HENLEY-ON-THAMES

2 BED | £450,000

## SUMMARY

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 center is known for it's 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 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 and a BOSCH washer/dryer. Doors lead to the two double bedrooms, living room, shower room and WC.

## LIVING ROOM AND BALCONY

A bright, spacious and very well presented living/dining room benefitting from a glazed patio door with windows to side opening onto a large covered balcony with external lighting and views over the communal grounds. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with white high gloss cupboard doors and contrasting 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. Double glazed window allows plenty of natural light into the room.

## BEDROOM TWO

A second double bedroom of good proportions, wardrobe with shelving and hanging rails. TV and phone point and ceiling lights. Double glazed window. Bespoke built storage units which includes drawers, cupboards and shelving.

## SHOWER ROOM

Modern suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below and to the sides, 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 anti-slip tiled flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

## WC/CLOAKROOM

Tiled and fitted with suite comprising low level WC, vanity unit with wash hand basin incorporating 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

Service Charge: £11,718.12 per annum (for financial year ending 30/05/2024).

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 and one hour of domestic help per week. To find out more about service charges please contact the Property Consultant or Estates Manager.

## LEASEHOLD

999 years lease 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

