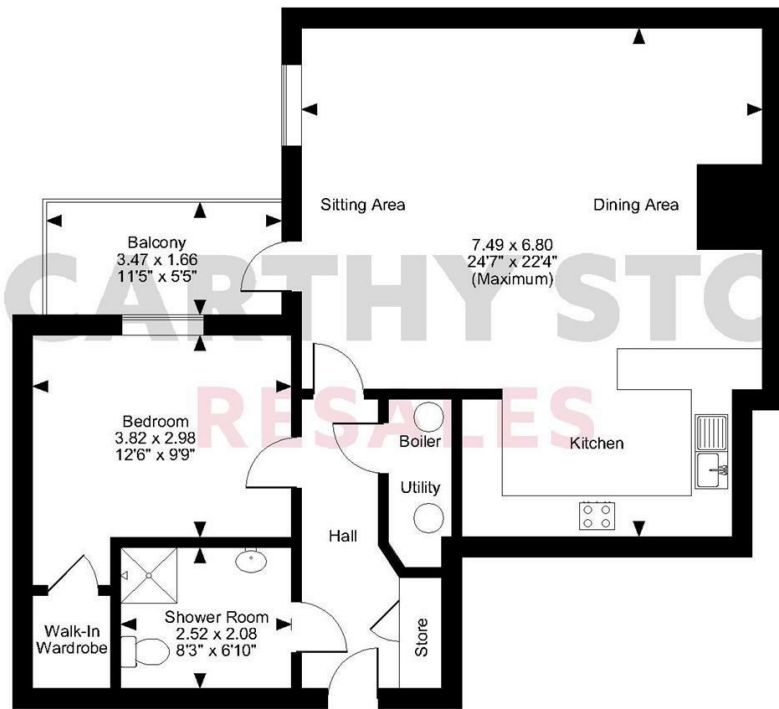
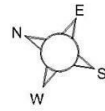
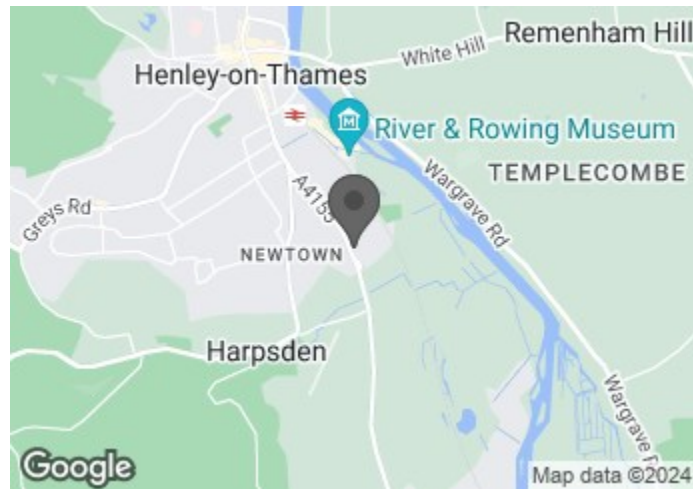


Albert Court, Reading Road, Henley-on-Thames  
 Approximate Gross Internal Area  
 798 Sq Ft/74 Sq M  
 Balcony external area = 62 Sq Ft/6 Sq M



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: D



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>90</b>	<b>90</b>

## McCARTHY STONE RESALES

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.



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## McCARTHY STONE RESALES

**40 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!\*

Beautiful open plan apartment benefiting from a BALCONY PROVIDING BEAUTIFUL VIEWS. Situated at the back of the development, away from the main road. One hour of domestic assistance included per week. Bistro style restaurant serving freshly prepared meals daily.

### OFFERS OVER £280,000 LEASEHOLD

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

# 345 READING ROAD, HENLEY-ON-THAMES

1 BED | £280,000

## 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 bedroom and double aspect living room with balcony. Communal facilities include a Bistro style restaurant serving freshly prepared meals daily and a 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. Other features include a wellbeing suite/hairdressing salon and landscaped gardens with seating areas. As well as each apartment having its own washer/dryer there is a fully equipped laundry room, mobility scooter store with charging points and if your friends or family members 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. Albert Court home owners receive one hour of domestic support per week included within the service charge 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 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 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 bedroom, living room and shower room.

## LIVING ROOM WITH BALCONY

A very well presented and spacious double aspect living/dining room benefitting from a glazed French door with windows to side opening onto a balcony with external lighting and tree top views over the landscaped gardens. Two ceiling light points, raised power points. TV & telephone points.

## KITCHEN

Fully fitted modern style kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink and drainer 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.

## BEDROOM

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. Raised electrical sockets. TV and phone point and ceiling lights. Window looking over the tree tops, landscaped gardens.

## 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 flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

## SERVICE CHARGE

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: £8,929.06 per annum (for financial year ending 31/06/2024). 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

## LEASEHOLD

999 years lease from the 1st June 2018  
Ground Rent £435 per annum  
Ground Rent Review Date: June 2033

## ADDITIONAL INFORMATION & SERVICES

- \*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.
  - \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
  - \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
  - \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

## PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Manager on site for availability.

