



VAUGHANREYNOLDS
ESTATE AGENTS

5 Tudor Court, School Road
Henley-In-Arden, B95 5AP



Property Description

Located within an exclusive, gated development of similar homes, this beautifully presented, second floor apartment boasts a wealth of spacious, light and airy accommodation throughout and is being offered with no upward chain.

Set just off the High Street in the centre of Henley-in-Arden, a popular medieval town boasting extensive amenities and attractions, this modern home provides the perfect base for those wishing to enjoy all that this wonderful location has to offer.

Set back from a no-through road beyond remotely operated gates, you access the car park where the subject property has two allocated spaces, one undercroft with large storage room. Entering the main building, stairs rise to the upper floor. A generous reception hallway awaits, with intercom access point, two storage cupboards and doors off.

The living space is filled with natural light through a French door set and Juliette balcony to rear. There is a central fireplace and large opening to a well equipped breakfast kitchen. This space is filled with storage, integrated appliances and space for a breakfast table and chairs.

There are two good size bedrooms, the main with a bank of fitted wardrobes and a modern en-suite shower room. There is also an equally well-equipped principal bathroom with bath, WC and wash hand basin. Internal viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer.





BLGDM

POMME

POMME

POMME

Saint-Tropez

FRESH
WHITSTABLE
OYSTERS

Table and chairs



Externally, there is a well maintained central courtyard garden, laid mainly to lawn, with mature flowering shrubs, trees and plants throughout.

N.B. Lease states no pets allowed.

Location

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (two miles) which provides links to the M42, M5, M1 and M6. In addition, the N.E.C., Birmingham International Airport and Railway Station are all within half an hour's drive. Henley-in-Arden contains a wide choice of local shops, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.





1



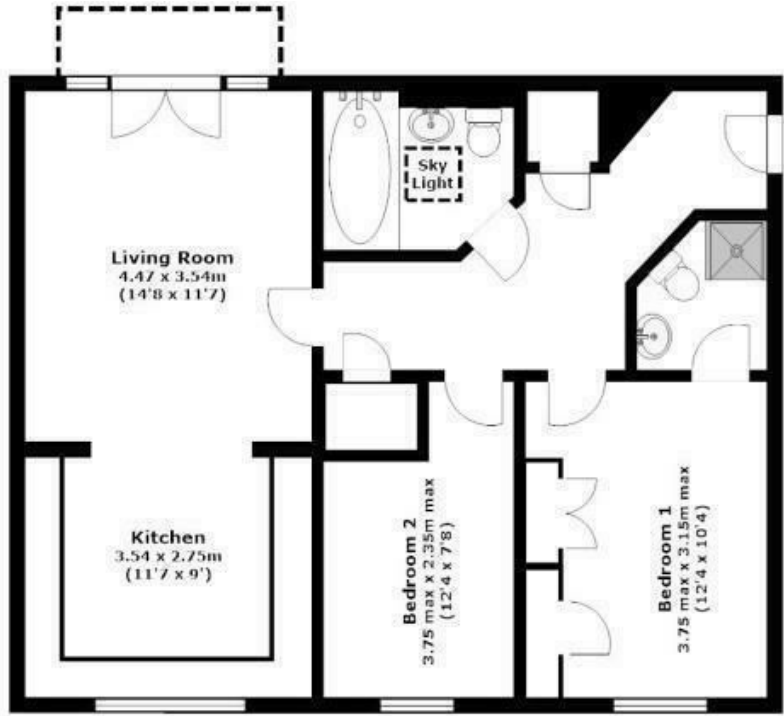
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2



GENERAL INFORMATION



Floor Area Approx: 66m² (710 ft²)

This floor plan is provided as a guide to room layout only. It is not to scale and should not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold: 125 years from 1st January 2001 (Residents have a share in the management company that owns the freehold). No pets allowed.

Service Charge & Ground Rent: Leaseholders pay a "peppercorn ground rent" to the freeholder. The service charge is approximately £140 per month (includes maintenance of the external and communal areas, security systems, gates, cleaning of communal areas, buildings insurance and garden maintenance).

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced

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