



16, Henley Grange Stratford Road

£425,000

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16, Henley Grange Stratford Road

An immaculately presented three bedroomed, two bathroomed luxury apartment situated in an exclusive gated development of Henley Grange in the sought after location of Henley-in-Arden. The apartment is serviced by a lift and offers light and spacious living accommodation. Finished to a high specification the property briefly comprises; entrance hall, open plan living room and kitchen with integrated appliances, log burning stove and juliet balcony, three double bedrooms and two bathrooms. Outside, the grounds of Henley Grange offer well manicured communal gardens for residents to enjoy. The property also benefits from two allocated parking spaces.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

Approach - Accessed via a private driveway with electric entrance gates, gravelled driveway leads to the building with two parking spaces to the front.

Communal Entrance Lobby - Communal entrance door with intercom security system, smoke alarm, lift and stairs to upper floors. The apartment is situated on the second floor with a light and spacious landing, the front door opens into:-

Entrance Hall - With radiator, doors to two bedrooms, two bathrooms and double doors opening into:-

Open Plan Living Room And Kitchen - 8m x 4.86m min / 5.16m max (26'2" x 15'11" min)





Living Area - 5.07m x 4.86m

Dual aspect with double glazed window to the side and double glazed doors to Juliet balcony to the rear. Two radiators, feature log burning stove with tiled hearth and integrated wine cooler.

Pantry - 1.41m x 0.92m (4'7" x 3'0") - With power and lighting.

From the kitchen, double doors open into:-

Utility Cupboard - 1.63m x 0.83m (5'4" x 2'8") - Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted 'Alpha' combination boiler.

Kitchen - 5.16m x 2.93m

A range of high gloss wall, base and drawer units with square edged work surfaces over and matching up-stands, feature tiling to splash backs, inset 'FRANKE' 1 1/4 sink unit with chrome 'Brita' filter mixer tap over. Built in 'Bosch' electric oven, inset 'Zanussi' 4-ring electric hob with extractor hood over, integrated 'Bosch' dishwasher, built in eye level 'Bosch' microwave, space for an 'American Style' fridge freezer, double glazed window to the side. Double doors open into:-

Bedroom One - 3.92m x 3.57m (12'10" x 11'8")
- Double glazed window to the rear, radiator, built in storage cupboard with lighting and fitted shelving, wall mounted T.V connection point, door opening into:-





Dressing Area - 2.21m x 1.45m (7'3" x 4'9") - Fitted with hanging rails, shelving and drawer units.

Jack And Jill Bathroom - Luxury suite with panelled bath, walk in shower 'Drench Head' shower over and spray head attachment, W.C, vanity unit with twin wash hand basins, tiled floor and tiled splash backs, double glazed obscure window to the side, chrome ladder style heated towel rail, feature inset shelving with automatic lighting.

Bedroom Two - 3.97m x 3.67m (13'0" x 12'0") - With radiator, double glazed window to the front and two fitted wardrobes with dressing table in between. Wall mounted T.V connection point and door opening into:-

Jack And Jill Shower Room - 2.55m into shower x 1.45m (8'4" into shower x 4'9") - Walk in shower unit with mains fed 'Drench Head' shower over and spray attachment, vanity unit & inset wash hand basin, W.C, chrome ladder style heated towel rail, extractor fan, tiled splash backs.

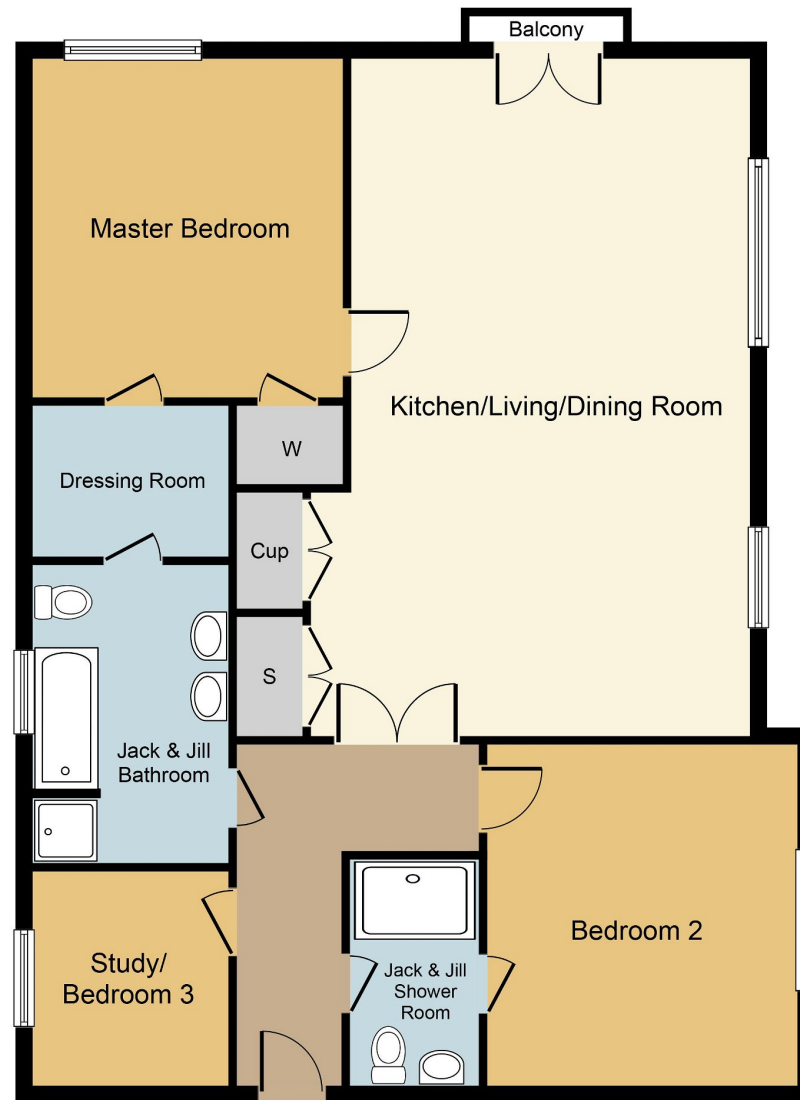
Bedroom Three - 2.58m x 2.31m (8'5" x 7'6") - With radiator and double glazed window to the rear.

Communal Gardens - Well maintained communal grounds with electric gated access ensuring privacy and security. The apartment has two allocated parking spaces.

Tenure:

The property is Leasehold with a share of the freehold. Term : 999 years from 1 July 2013. service charge approximately £2600 per annum.





Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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