



Warwick Road, Henley-In-Arden B95 5BH

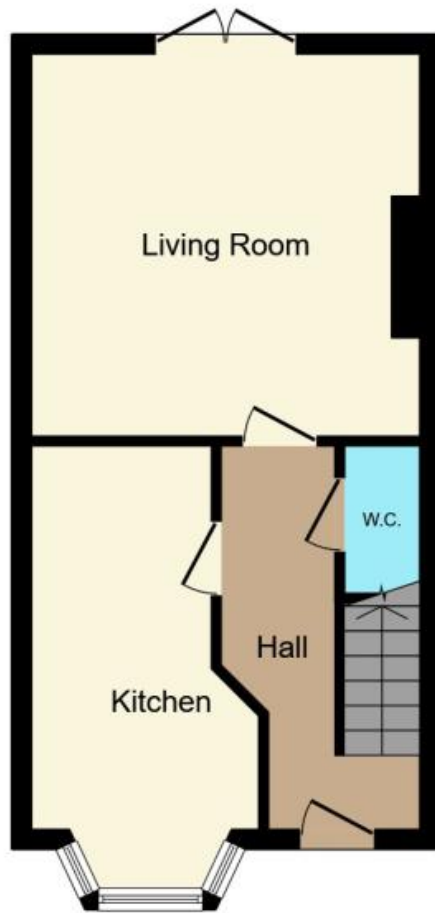


welcome to

Warwick Road, Henley-In-Arden

A Three Storey Townhouse with a luxurious interior, good sized living accommodation and two rear parking spaces. Perfect location close to local amenities and high street within the Henley-in-Arden area. A feature master bedroom with stunning sky lights, dressing area and ensuite - a real gem!

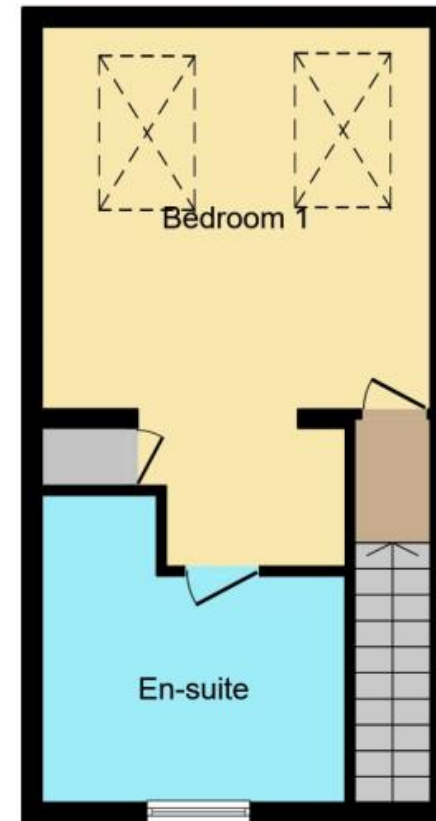




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approach

Path leading to steps approaching the accommodation.

Hall

Obscure double glazed door to front, stairs to first floor landing, feature flooring and central heating radiator. Doors to:

Kitchen-Diner

16' 11" max x 7' 9" max (5.16m max x 2.36m max)
Double glazed square bay to front. A range of wall and base units, display shelving and roll top work surfaces over. Cupboard housing the boiler. Built in oven, hob and extractor hood over. Stainless steel sink with mixer tap and drainer to side. Space for free standing appliances (washing machine, dishwasher and fridge-freezer) with splash back. Central heating radiator and feature flooring.

Cloakroom

White suite: closed coupled toilet, sink and pedestal. Central heating radiator, tiling to floor and splash prone areas.

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)
Double glazed patio doors to rear with access to garden. Wall mounted electric fire, central heating radiator and feature flooring.

Landing

Double glazed window to front, central heating radiator and stairs to second floor landing. Doors to various:

Bedroom

12' 4" x 11' 10" (3.76m x 3.61m)
Double glazed window to rear and central heating radiator. Fitted wardrobes with drawers and mirrored doors.

Bathroom

A white suite consisting of a paneled bath, mixer taps and wall mounted shower, sink and pedestal, closed

coupled toilet. Tiling to splash prone areas with feature mosaic decoration. Central heating radiator and tiled floor.

Bedroom

8' 11" to wardrobes x 6' 3" (2.72m to wardrobes x 1.91m)
Double glazed window to front and fitted wardrobes with mirrored doors.

Second Floor Landing

Central heating radiator. Doors to:

Master Bedroom

12' 11" x 12' 3" (3.94m x 3.73m)
Two double glazed sky light windows to rear, two central heating radiators and reduced ceiling and opening to a walk in dressing area.

Dressing Area

5' 10" max x 5' 6" max (1.78m max x 1.68m max)
Area for wardrobes. Door to:

Ensuite

Obscure double glazed window to front. Closed coupled toilet, shower cubicle with wall mounted shower over and folding screen door, and sink. Central heating radiator and tiling to splash prone area.

Rear Garden

Feature patio ascending to further patio area and decking with trellis and seating area. Fence to sides and rear and side gate access to path.

Parking

Two allocated parking spaces at the rear.

Agent Note

The Council Tax Band is E. The length of the lease is 99 years from and including 1 August 2012.



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welcome to

Warwick Road, Henley-In-Arden

- 46% SHARED OWNERSHIP
- THREE BEDROOM, THREE STOREY EXECUTIVE END TOWNHOUSE
- LOUNGE
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- KITCHEN-DINER

Tenure: Leasehold EPC Rating: C

shared ownership

£200,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RDC109005 - 0005

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