



**Blackthorn Court, Chestnut Walk,
Henley-in-Arden, Warwickshire, B95 5GN
£112,500**

A well presented, modern one bedroomed apartment, situated in a desirable position within Blackthorn Court, with picturesque views over the tree & roof tops and 'Henley Mount' beyond. The property is located on the second floor with lift access and briefly comprises; Entrance hall with ample storage, lounge with stunning views over the trees beyond, re-fitted modern kitchen, good sized bedroom with fitted wardrobes, and re-fitted modern shower room.

The property benefits from light and modern living accommodation, newly fitted UPVC double glazing, situated in an enviable position within the development, and heating & hot water included in the management charge.

This apartment is situated on the second floor of Blackthorn Court which is part of the popular two building complex, Chestnut Grove, specifically aimed at over-60s/retirement. Residents will also have access to on-site parking, communal lounge, launderette and guest suite facilities and well-maintained gardens.

Chestnut Grove is located just a few minutes away from the Henley High Street providing many local amenities such as shops, pubs, restaurants, Post Office, dentist and doctor's surgery. The property further benefits from good rail, bus and road links to Stratford-upon-Avon, Birmingham and beyond while vehicular access is gained via Johnson Place.

Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, Aspen Court and Blackthorn Court, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park. Blackthorn Court features a communal laundry facility and Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Number 24 Blackthorn Court is situated on the second floor (with lift access)

Front door opens into:

Entrance Hall

A light and welcoming entrance hall with radiator, telephone intercom, emergency alarm system, storage cupboard with automatic lighting. Airing cupboard housing the hot water cylinder and fitted shelving.

Lounge

12'11" x 11'9" min / 12'11" max (3.94m x 3.60m min / 3.96m max)

A fantastic light living room with picturesque views over the tree & roof tops, and 'Henley Mount' beyond. Feature flower balcony and radiator.

Re-Fitted Kitchen

7'10" x 7'8" (2.39m x 2.36)

A modern shaker style kitchen with a range of high gloss wall, base and drawer units with wooden effect work surfaces over and feature brick tiling to the walls. Inset circular sink and drainer unit with chrome mixer tap over. Built in eye level 'Zanussi' oven and built in eye level 'Zanussi' microwave. Inset 'Zanussi' 4-ring-induction hob with matching extractor hood over. Space and plumbing for an automatic washing machine, integrated fridge/freezer, integrated drinks rack, pull out larder unit and pull out waste bin in unit.

Bedroom

10'9" to wardrobe fronts x 10'5" (3.29m to wardrobe fronts x 3.20m)

Built in wardrobe with hanging rail and shelf above, radiator and window overlooking the tree tops beyond.

Re-Fitted Shower Room

6'7" x 6'6" (2.02m x 1.99m)

Modern shower room comprising; Walk in shower unit with glazed sliding door and mains fed shower over (1150mm to shower tray), vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, radiator, shaving point and extractor fan.

Communal Sitting Room

To the ground floor, there is a communal seating area for residents to socialise.

Guest Accommodation

A well equipped guest suite is available for visitors at a very reasonable charge, within Aspen Court.

Laundry Facilities

Located in Blackthorn Court; with large commercial washing machines and tumble dryers. Tokens for use can be collected from the manager's office on-site.

Communal Gardens

Mainly laid-to-lawn with mature borders and a number of benches.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Leasehold with a term of 125 years from 1st January 1989. Vacant possession

will be given upon completion of the sale. The Freeholder is Family Housing Association (Birmingham) Ltd.

Service Charge

The service charge is approximately £258 per month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent is Citizen Housing Association (Birmingham).

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

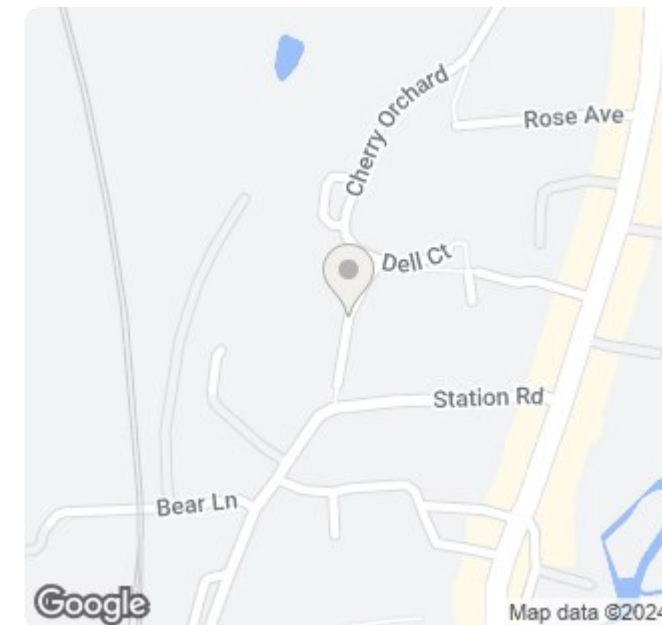
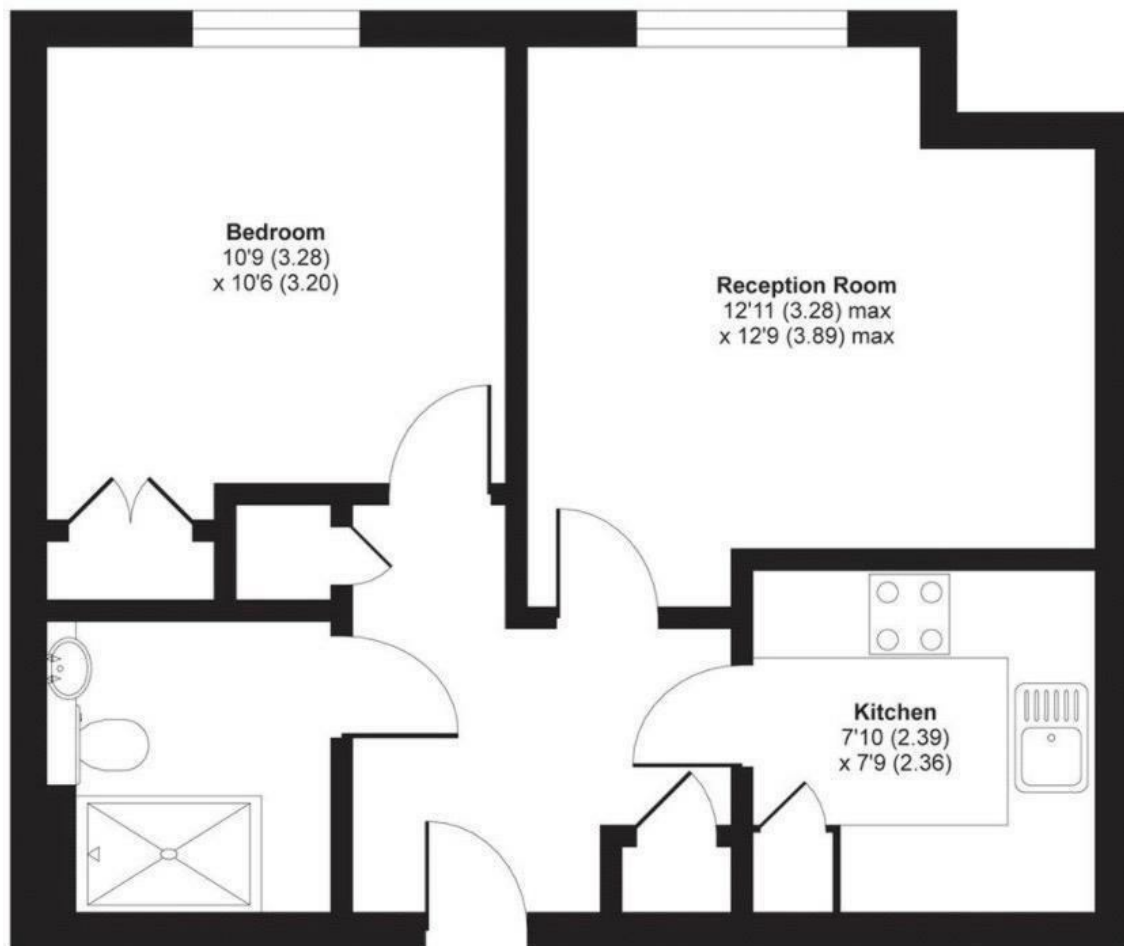
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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APPROX. GROSS INTERNAL FLOOR AREA 466 SQ FT 43.2 SQ METRES



SECOND FLOOR

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		71	79				

