



**3 Greengates,
Henley-in-Arden, Warwickshire, B95 5FR**

£900 Per Month

Situated in the select development of Greengates, which is only a short walk from the Henley-in-Arden High Street, this recently renovated semi-detached property briefly comprises; one bedroom, one bathroom, good-sized living room, modern fitted kitchen, and dining area. It further benefits from a rear courtyard garden and off-road parking.

The popular and picturesque former market town of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist, and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.

From the High Street, the property is approached through a pedestrian wrought iron gate and by car, it is accessed via Bear Lane from Station Road.

The composite front door, with inset double glazed panel and canopy storm porch above, opens into:

Living Room

14'1" x 12'9" (4.30m x 3.90m)

UPVC double glazed window to the front, staircase rising to the first floor, feature fireplace with wooden surround and tiled hearth, newly installed electric convector heater, and tiled flooring. Archway into:

Kitchen

12'5" (max) x 8'6" (3.80m (max) x 2.60m)

Recently refitted; with UPVC double glazed window looking into the dining room, arched window into the living room, door to understairs storage cupboard/pantry, kitchen with a range wall, drawer and base units with square edged work surfaces over, inset single bowl/single drainer stainless steel sink with chrome hot-and-cold taps over, built-in electric oven and grill, inset 4-ring "Lamona" electric hob with chrome chimney-style extractor hood over, freestanding fridge-freezer, washing machine, tiling to splashback areas, newly installed electric convector heater, and tiled flooring. Timber part glazed door into:

Dining Room

9'6" x 7'6" (2.90m x 2.30m)

UPVC double glazed window to the rear, UPVC door with inset double glazed panel leading to the courtyard garden, newly installed electric convector heater, and tiled flooring.

First Floor Landing

UPVC double glazed window to the rear, and newly fitted with carpet. Door into:

Linen Store

Housing the pressurised water cylinder.

Bedroom

12'9" (max) x 12'5" (3.90m (max) x 3.80m)

UPVC double glazed windows to the front, newly installed electric convector heater, and newly fitted with carpet. Door into:

Walk-In Wardrobe

5'10" x 2'11" (max) (1.80m x 0.90m (max))

Can also be accessed from the first floor landing.

Bathroom

7'2" (max) x 5'6" (2.20m (max) x 1.70m)

Recently refitted; with obscure UPVC double glazed to the rear, 3-piece suite comprising; large walk-in shower with glass screen, sliding door, mains fed 'rain head' shower and handheld attachment, low level WC, wall mounted wash hand basin with chrome hot-and-cold taps over, wall mounted mirrored cabinet with lighting (touch control) and electric shaving point, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and newly fitted with laminate flooring.

Courtyard Garden

A low maintenance gravelled area.

Parking

There is allocated parking for one car.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via electric convector heaters.

Council Tax:

Stratford-on-Avon District Council - Band D

Viewing:

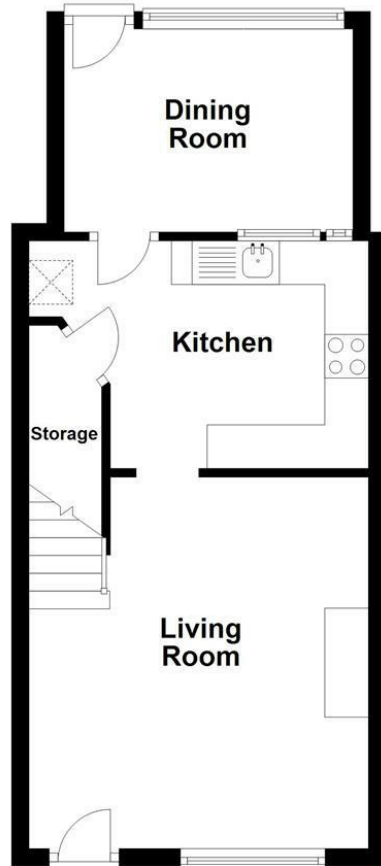
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

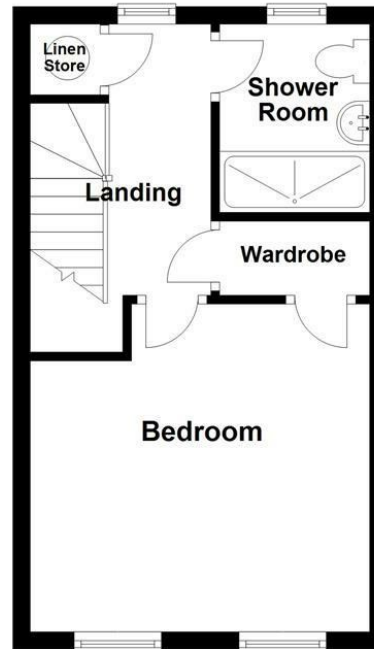
A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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Ground Floor
Approx. 35.2 sq. metres (378.4 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



