



Flat 108b High Street, Henley-In-Arden Warwickshire B95 5BY

A well-presented first floor apartment, with one bedroom, a bathroom and a spacious living room. Situated on the Henley-in-Arden High Street, close to many local amenities such as shops, the Post Office, pubs, restaurants, the dentist, the doctors surgery and primary and secondary schools. This property also has one allocated parking space.

Available September 2024.



£750 Per Month



JOHN EARLE

74 High Street • Henley-in-Arden • Warwickshire • B95 5BX
Tel: 01564 794343 • Fax: 01564 794957 • E-mail: info@johnearle.co.uk

www.johnearle.co.uk

Front Door

Gives access to communal stairwell. Staircase rises to first floor apartment, where timber door opens into:

Entrance Hall

Window overlooking the rear. Openreach BT phone point. Hatch giving access to loft space, coat hooks and doors to all other rooms. Airing cupboard, housing the Baxi combination boiler and shelving.

Living Room

16'0" x 13'1" (max)/11'9" (min) (4.9m x 4m (max)/3.6m (min)) Radiator, window overlooking the high street. TV aerial point, archway leading to:

Kitchen

13'5" x 7'10" (4.1m x 2.4m)
Range of wall and base units with roll top work surfaces over, Beko automatic washing machine, Bosch slimline dishwasher, built-in oven with 4 ring gas hob and extractor hood over. Tiling to splash-backs, fridge and a freezer, inset single 1 1/4 bowl single drainer sink unit with chrome mixer tap over. With radiator and window to the front.

Bedroom

16'4" x 10'2" (5m x 3.1m)
Two radiators, two wardrobes, window to the front, TV aerial point.

Re-Fitted Bathroom

7'2" x 6'10" (2.2m x 2.1m)
Recently re-fitted bathroom with tiled floor, panel bath with glass shower screen and mains fed "Rain Head" shower with two separate shower attachments and chrome mixer tap. Low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over. Tiling to splash-backs, obscure window to the rear and extractor fan. Chrome ladder style towel rail and chrome shelf unit over.

Outside

Can be accessed from High Street via timber door. Upstairs across walkway to front door. One allocated parking space at the back of the property, by The Croft.

Additional Information

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

Council Tax: Band B
Stratford-upon-Avon District Council

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by appointment with John Earle: 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit, equivalent to 1 weeks rent will be required upon application.

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

