



**39 Aspen Court. Chestnut Walk
Henley-In-Arden, B95 5GP
Offers In The Region Of £155,000**

A beautifully presented first floor apartment situated in the sought after Aspen Court development in Henley-in-Arden. The property has been re-modelled to feature a light and spacious open plan dining kitchen and further benefits from lovely open views over the front aspect with feature flower balcony, spacious hall, double bedroom with fitted wardrobes and newly fitted modern shower room.

This apartment is situated on the first floor of Aspen 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 39 Aspen Court is situated on the first floor.

Entrance Hall

15'8" x 7'2" max (4.79m x 2.19m max)

A large light and welcoming entrance hall with radiator, telephone intercom system and emergency control unit, airing cupboard housing the 'hot water tank and fitted shelving. Feature coving.

Lounge

17'3" x 11'4" (5.26m x 3.47m)

UPVC double glazed window to the front with feature flower balcony, radiator, feature wall mounted 'Living Flame' electric fire and feature coving.

Open Plan Kitchen Diner

13'10" x 9'9" (4.23m x 2.99m)

This fantastic light and spacious open plan kitchen diner features wall, base and drawer units with laminate work surfaces over and matching up-stands. Inset sink unit with chrome mixer tap over, inset 4-ring electric hob with matching splash back and extractor hood over. Space and plumbing for an automatic washing machine, space for a fridge/freezer, radiator,

two UPVC double glazed windows to the front, obscure glazed window to the hall and feature coving.

Bedroom

10'1" x 9'10" max / 8'3" to wardrobe fronts (3.08m x 3.02m max / 2.52m to wardrobe fronts)

With UPVC double glazed window to the front, radiator, feature coving and built in 4-door wardrobe.

Shower Room

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

Large walk in shower unit (1600mm to tray) with mains fed 'Drench Head' shower over and additional hand held attachment, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C. Chrome ladder style heated towel rail and extractor fan.

Communal Lobby Area

A communal seating area for residents to socialise.

Laundry Rom

Located in Blackthorn Court. Large commercial washing machines and dryers where tokens can be collected from the warden on site, W.C.

Communal Gardens

A communal garden area with mature borders, laid to lawn area and a number of benches to sit.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. Heating and hot water is included within the service charge.

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/>

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 £297 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:

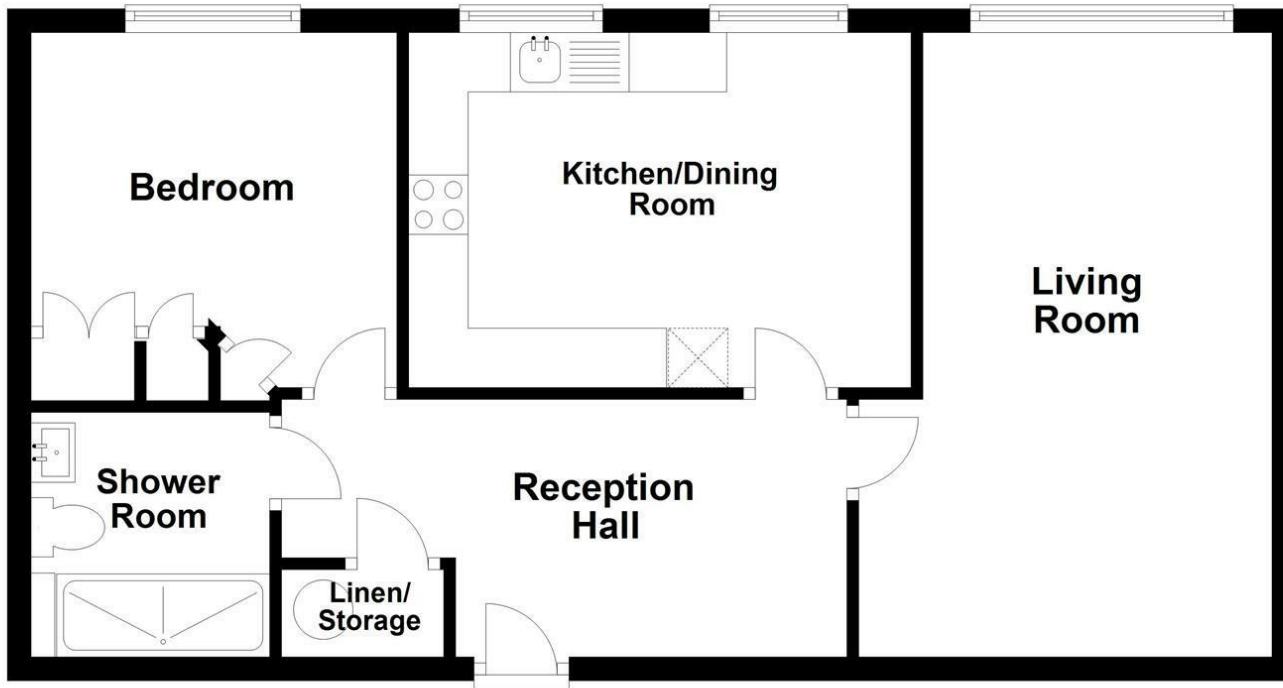
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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First Floor Apartment

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 55.0 sq. metres (591.7 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			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

