



**Apt.38 Aspen Court, Chestnut Walk
Henley-In-Arden, Warwickshire B95 5GP
Offers In The Region Of £135,000**

A well presented, well appointed first floor apartment, with lovely views over the front communal grounds and tree and roof tops beyond, with ample on-site parking, situated in the popular over-60s retirement complex, "Aspen Court, Chestnut Grove". The property briefly comprises; a light and spacious entrance hall with ample storage, living room with lovely views over the front communal grounds, modern kitchen, good sized main bedroom with fitted wardrobes and modern shower-room.

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, and a dentist and doctor's surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.

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 38 Aspen Court is situated on the first floor.

Entrance Hall

16'6" x 8'9" (5.05m x 2.69m)

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

Lounge

11'9" x 12'11" (3.60m x 3.96m)

Feature fireplace with inset electric fire and timber surround, radiator, feature coving, UPVC double glazed window to the front with fitted venetian blinds and views over the front communal grounds, tree and roof tops beyond and feature flower balcony.

Re-Fitted Kitchen

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

A range of wall, base and drawer units with square edged work surfaces over, inset 1 1/4 'Franke' sink unit with chrome mixer tap over, tiling to splash backs, 'Hotpoint 9kg' washer/dryer, 'Bosch' fridge/freezer. Inset

'Neff' induction hob with extractor hood over. Built in eye level 'Bosch' oven.

Bedroom

12'10" x 10'5" (3.93m x 3.20m)

UPVC double glazed window to the front with fitted venetian blinds, built in sliding door wardrobe with hanging rail and shelving. Radiator. Further built in wardrobe with hanging rail and shelving. Feature coving.

Re-Fitted Shower Room

6'8" x 6'5" (2.04m x 1.98m)

Large walk in shower unit with mains fed 'Drench Head' shower over and additional hand held attachment. Porcelanosa tiling to splash backs, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, chrome ladder style heated towel rail and extractor fan.

Additional Information

Services:

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

Council Tax:

Stratford-upon-Avon District Council Band C

Superfast 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.

Fixtures & Fittings:

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

Service Charge

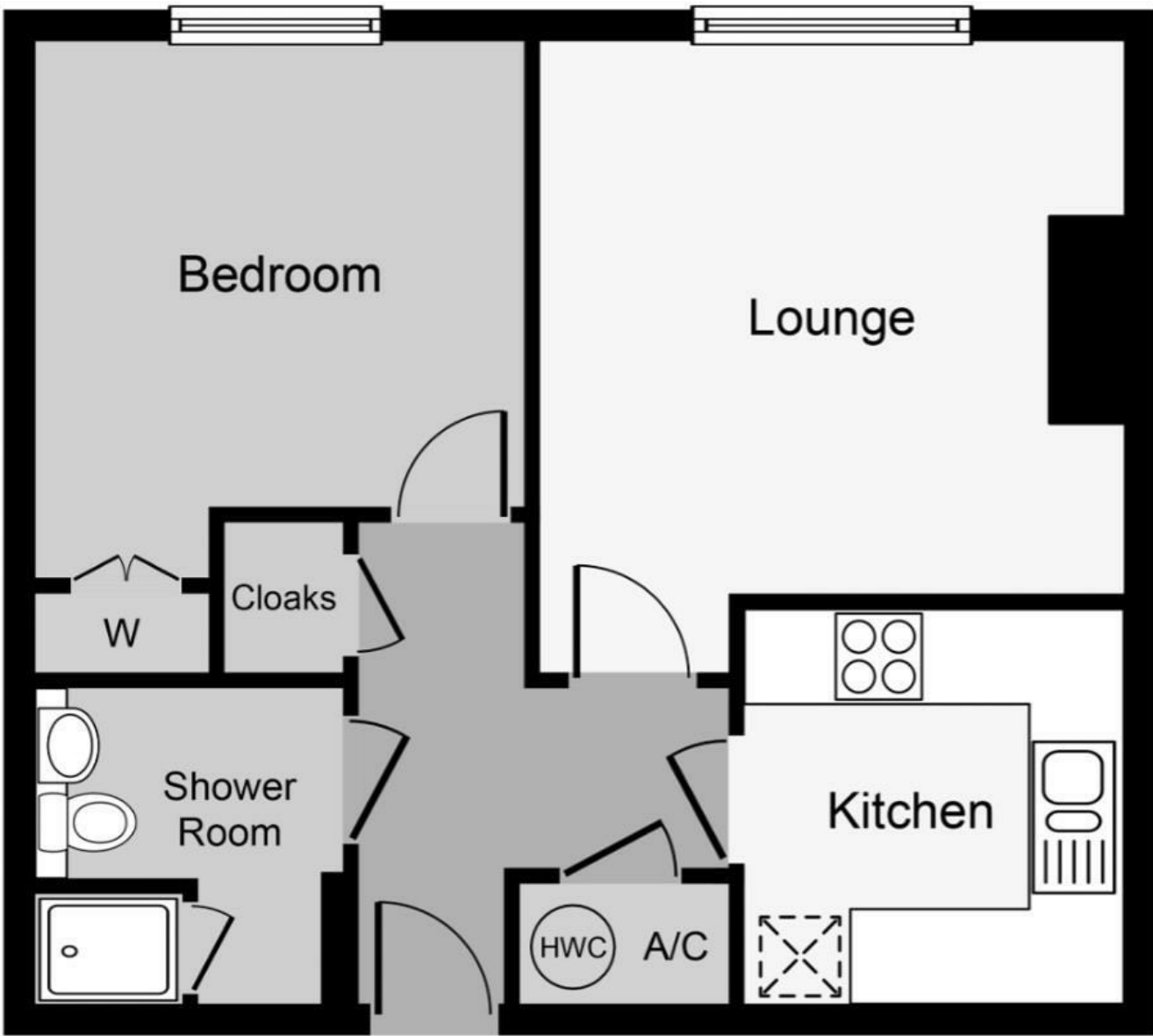
The service charge is approximately £297 per month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent is Citizen Housing Association (Birmingham).

Viewing:

Strictly by prior appointment through John Earle (01564 794343).

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

