



**Apartment 16 Henley Grange Stratford Road
Henley-In-Arden, Warwickshire B95 6AE
Offers In The Region Of £399,950**

An immaculately presented three bedroomed, two bathroomed luxury apartment situated in an exclusive gated development of Henley Grange in the sought after location of Henley-in-Arden. The apartment is serviced by a lift and offers light and spacious living accommodation. Finished to a high specification the property briefly comprises; entrance hall, open plan living room and kitchen with integrated appliances, log burner stove and Juliet balcony, three good sized bedrooms and two bathrooms. Outside, the grounds of Henley Grange offer well manicured communal gardens for residents to enjoy. The property also benefits from two allocated parking spaces. The property is being sold with no upward chain.

The popular and picturesque village 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 doctors 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 local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.

Approach

Accessed via a private driveway with electric entrance gates, gravelled driveway leads to the building with two parking spaces to the front.

Communal Entrance Lobby

Communal entrance door with intercom security system, smoke alarm, lift and stairs to upper floors. The apartment is situated on the second floor with a light and spacious landing, the front door opens into:-

Entrance Hall

With radiator, doors to two bedrooms, two bathrooms and double doors opening into:-

Open Plan Living Room and Kitchen

26'2" x 15'11" min / 16'11" max (8m x 4.86m min / 5.16m max)

Living Area - 5.07m x 4.86m

Dual aspect with double glazed window to the side and double glazed doors to Juliet balcony to the rear. Two radiators, feature log burning stove with tiled hearth and integrated wine cooler.

Kitchen - 5.16m x 2.93m

A range of high gloss wall, base and drawer units with square edged work surfaces over and matching up-stands, feature tiling to splash backs, inset 'FRANKE' 1 1/4 sink unit with chrome 'Brita' filter mixer tap over. Built in 'Bosch' electric oven, inset 'Zanussi' 4-ring electric hob with extractor hood over, integrated 'Bosch' dishwasher, built in eye level 'Bosch' microwave, space for an 'American Style' fridge freezer, double glazed window to the side. Double doors open into:-

Pantry

4'7" x 3'0" (1.41m x 0.92m)

With power and lighting.

From the kitchen, double doors open into:-

Utility Cupboard

5'4" x 2'8" (1.63m x 0.83m)

Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted 'Alpha' combination boiler.

From the lounge, a door opens into:-

Bedroom One

12'10" x 11'8" (3.92m x 3.57m)

Double glazed window to the rear, radiator, built in storage cupboard with lighting and fitted shelving, wall mounted T.V connection point, door opening into:-

Dressing Area

7'3" x 4'9" (2.21m x 1.45m)

Fitted with hanging rails, shelving and drawer units, door opening into:-

Jack and Jill Bathroom

Luxury 4-piece suite with panelled bath, walk in shower unit with mains fed 'Drench Head' shower over with secondary shower attachment, low level W.C with concealed cistern, vanity unit with twin wash hand basins, tiled floor and tiling to splash backs, double glazed obscure window to the side, chrome ladder style heated towel rail, feature inset shelving with automatic lighting.

Bedroom Two

13'0" 12'0" (3.97m 3.67m)

With radiator, double glazed window to the front and two fitted wardrobes with dressing table in between. Wall mounted T.V connection point and door opening into:-

Jack and Jill Shower Room

8'4" into shower x 4'9" (2.55m into shower x 1.45m)

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

Bedroom Three

8'5" x 7'6" (2.58m x 2.31m)

With radiator and double glazed window to the rear.

Communal Gardens

Well maintained communal grounds with electric gated access ensuring privacy and security. The apartment has two allocated parking spaces.

Additional Information

Services:

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

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated both 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Leasehold with a share of the freehold. Term : 999 years from 1 July 2013.

Service charge approximately £3200 per annum which includes; gardening, lighting, maintenance of the electric gates, common areas and lift. Managed via Cannon Jones Management on behalf of Henley Grange Management Company.

Flood Risk:

This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

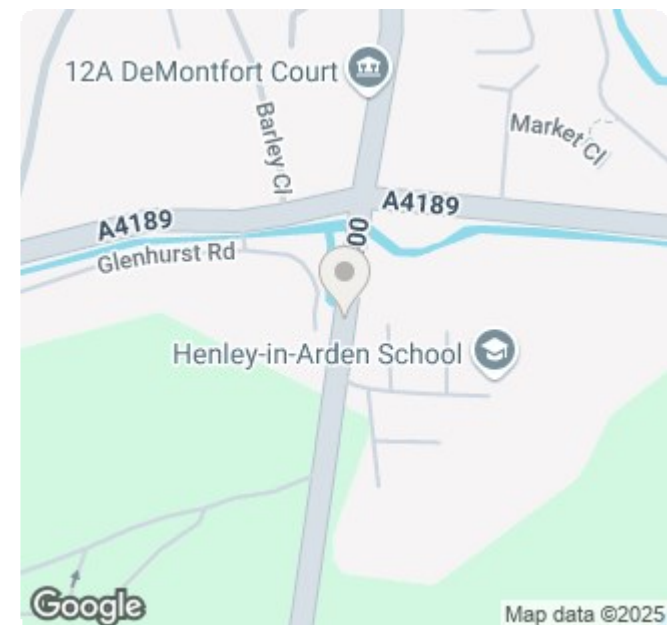
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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	

