



JOHN EARLE

**Flat 6 Beaudesert Park Birmingham Road
Henley-In-Arden, Warwickshire B95 5QB**

£1,275 Per Month

This beautiful two bedroomed Penthouse Apartment is situated in the sought after location of Beaudesert Park, close to the Golf Club and Henley High Street. The apartment is located on the 3rd floor and briefly comprises: Two Double Bedrooms, Living Room, Dining Room, Kitchen, Bathroom, Garage and Ample Parking. The property has been refurbished to a high standard and abounds with character and stunning views.

Sorry No Pets, No Smokers.

Situated in an elevated Location to the north of Henley-in-Arden, Beaudesert Park is accessed via a road to the top of the hill with this lovely Grade 11 listed house is situated and which was originally built around 1850 and looks out over open views.

With guest parking and garages to one side of the house, you enter via the rear door into a communal entrance hall. With stairs up to the 3rd floor leading to Apartment six. The front door opens into:-

Entrance Hall

With radiator, airing cupboard housing 'Vaillant Combination' Boiler and space for storage.

Kitchen

10'1" x 7'10" (3.08 x 2.39)

With laminate flooring, range of wall and base units with laminate work top surfaces and feature spotlights underneath, tiling to splash back, stainless steel 1 1/4 sink with chrome mixer tap and right hand drainer, Double glazed window with views to the fields beyond, integrated appliances to include: dishwasher, fridge/freezer, electric double oven and grill, gas hob with extractor hood over, integrated microwave, washing machine with door to cover.

Sitting Room

14'2" x 16'5" (4.32 x 5.01)

With two radiators, Feature Victorian Style Fireplace with marble hearth and wall mounted electric fire, two windows with stunning views to fields beyond and fitted

shutter blinds, Feature wall mounted lighting.

Dining room

14'2" x 11'1" (4.33 x 3.40)

Radiator, window with views to the fields beyond.

Bathroom

9'7" x 6'1" (2.93 x 1.87)

Vanity unit with inset wash hand basin, mirrored bathroom cabinet above, chrome ladder style radiator, low level W.C, window looking out to rear with fitted shutter blinds, tiling to half height, P shaped bath with mains fed shower, feature wall tiling and fitted glass shower screen.

Inner Landing

With fitted coat hooks:- leading to Master Bedroom:-

Bedroom One

10'10" x 13'5" (3.32 x 4.11)

Radiator, window with stunning views to the fields beyond, fitted dressing table with mirror and double wardrobes either side.

Bedroom two

(min) 10'5" x 12'7" / (max) 12'5" x 12'7"

((min) 3.18 x 3.85 / (max) 3.80 x 3.85)
Radiator, window looking out to the fields beyond, fitted mirrored wardrobes with storage cupboards above.

Garage

With power and lighting.

GENERAL INFORMATION

Services

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

Council Tax

Stratford on Avon District Council - Band D

Superfast Broadband Speed is available in the area, with predicted highest available download speed 39 Mbps and highest available upload speed 7 Mbps.

For more information visit:

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

Viewing

Strictly by appointment only, through Earle's on 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 is required equivalent to 1 weeks rent.

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