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## **Apt.1 Blackthorn Court, Chestnut Walk, Henley-In-Arden B95 5GN**

A lovely one bedroomed ground floor apartment situated in sought after development of Blackthorn Court.

The property briefly comprises; Entrance hall with ample storage, lounge with views over the garden, kitchen with integrated appliances, bedroom with built in wardrobes and re-fitted shower room.

The property further benefits from heating & hot water included in the management charge.

This apartment is situated on the ground floor of Blackthorn 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.



**Offers In The Region Of £97,500**



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 1 Blackthorn Court is situated on the ground floor.

The front door opens into:-

**Entrance Hall**

With radiator, telephone intercom, emergency alarm system, storage cupboard with automatic lighting. Airing cupboard housing the 'Worcester' combination boiler and fitted shelving.

**Living Room**

With UPVC double glazed window to the side with views over the garden, radiator and feature wall mounted electric 'Living Flame' fire.

**Kitchen**

A range of wall, base and drawer units with roll top work surfaces over, tiling to splash backs, inset sink unit with chrome mixer tap, built in eye level 'CDA' oven, inset 4-ring electric hob with chrome chimney style extractor hood over, integrated fridge/freezer and integrated 'Hoover 8kg' automatic washing machine.

**Bedroom**

UPVC double glazed window to the side, radiator and built in wardrobes with hanging rail and shelving.

**Shower Room**

Walk in shower unit with mains fed 'Drench Head' shower over and glazed screen, vanity unit with inset wash hand basin and low level W.C with concealed cistern, wall mounted vanity mirror and cabinet with shaving point and lighting, extractor fan.

**Communal Lobby Area**

A communal seating area for residents to socialise.

**Laundry Room**

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 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 'Likely' and 'Limited'. For more information, please 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 £324 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 if Citizen Housing Association (Birmingham).

Council Tax:  
Stratford-on-Avon District Council - Band C

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

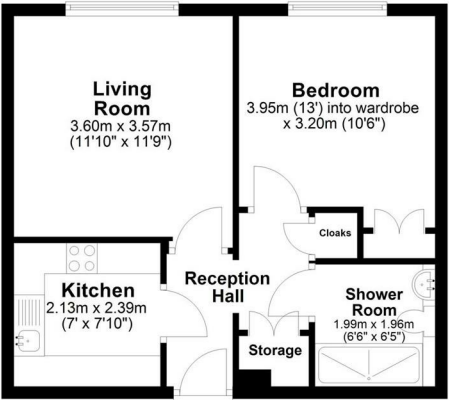
Viewing:  
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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

**Ground Floor. Apartment**

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 36.9 sq. metres (397.3 sq. feet)

