



**EARLES**  
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**Apartment 1, The Elms 14 High Street  
Henley-In-Arden, Warwickshire B95 5AG  
Offers In Excess Of £199,999**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

\*\*\* The property has recently been reduced and now offers exceptional value for money in this sought-after area \*\*\*

A bespoke developed 1 bed roomed apartment ideally situated on Henley in Arden High Street. All finished to a very high specification of which the developer has undertaken a sympathetic renovation of this beautiful building and offering private gated parking. The property briefly comprises an open plan lounge, kitchen and dining area, one double bedroom and luxury tiled bathroom. Further benefiting from off road gated parking, underfloor heating throughout, integrated kitchen appliances and is available fully furnished. No Chain

The Elms is within walking distance of the railway station, medical centre, shops, bars and restaurants, and is a short drive to the M40/M42.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.

Set back from the road, the property is approached behind a lawned fore garden and paved footpath which leads to the front of the property. A driveway provides access to the gated parking area to the rear. Beneath a canopy porch the front door opens into the communal entrance hall with Apt.1 being located immediately on the ground floor. The front door opens into:-

**Open Plan Lounge, Dining and Kitchen**  
13'9" x 17'4" into bay window (4.2m x 5.3m into bay window)

A beautifully presented modern open plan lounge, kitchen and dining area with Karndean flooring, underfloor heating, individually zoned heating controls in every room and video intercom system.

**Lounge Area**  
With 5-seater L-Shaped Corner sofa, matching footstool and cushioned shelving unit, wall mounted T.V and feature arched mirror.

**Kitchen Area**  
Individually designed kitchen with quartz workshops and matching up-stands over. Integrated appliances to include, Neff induction hob with extractor hood over, Neff oven, integrated dishwasher, washer dryer and fridge freezer, freestanding wine cooler and inset stainless steel sink unit with chrome mixer tap over and integrated drainer. Wall cupboard housing the central heating combination boiler.

**Dining Area**  
Feature bay window with views over the front, fitted shutters and a two seater dining table and chairs.

**Inner Hall**  
Fitted cloaks cupboard with storage space,

fitted shoe rack and shelving. Doors to the bathroom and bedroom.

**Bedroom**  
13'5" x 8'2" (4.1m x 2.5m)  
Fitted carpet with under floor heating, double glazed window to the side with fitted blinds, double bed with matching side tables and lamps, mirrored sliding door wardrobe with built in lighting, drawers and space to house a T.V

**Bathroom**  
6'10" x 5'6" (2.1m x 1.7m)  
Luxury fully tiled bathroom suite with underfloor heating and comprising, panelled bath with Monsoon shower head, secondary shower attachment and glass shower screen over, floating vanity unit with inset wash hand basin and chrome mixer tap over, floating W.C. with concealed cistern and feature sensor light up mirror. Chrome ladder style heated towel rail, extractor fan and automatic sensor bathroom lighting.

**Communal Garden and Gated Parking**  
Thoughtfully landscaped communal gardens and grounds with secure allocated parking and electric car charging point.

**Additional Information**  
Note:  
The property receives a rent of £1095 pcm, generating a gross yield of approximately 6.26%, making it also very attractive to investor landlords.

The property is sold with vacant possession upon completion of the sale.

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

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.  
For more information visit:  
<https://checker.ofcom.org.uk/>

Tenure: Leasehold: Term : 250 years from 1 January 2020.

We believe the service charge to be £1020.20 per annum and the ground rent to be £185.00 per annum.

The Service Charge Covers; Internal & External Communal Cleaning, Gardening to Communal Areas, Communal Lighting, Buildings Insurance, Window Cleaning, General Repairs & Maintenance, Communal Gates Maintenance and Fire Security.

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).

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

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

