



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Flat 3, The Urban Lofts, Henley-on-Thames, RG9 2DG

A luxury development of six high-quality one bedroom boutique apartments nestled within a charming period building in Henley on Thames, having just been completed by Fresh Lime Developments.

Guide Price £335,000
Leasehold

**The Urban Lofts
Kings Road
Henley-on-Thames
Oxfordshire
RG9 2DG**

Mileages

Reading town centre	8 miles
Maidenhead town centre	10 miles
Marlow	8 miles
M4 Junction 8/9 (Maidenhead)	9 miles
M40 Junction 4 (Handy cross)	10 miles
Heathrow airport	22 miles
Central London	36 miles

(All Mileages are approximate)

Ideally situated in the vibrant centre of Henley on Thames, The Urban Lofts provides residents with easy access to the town's amenities and attractions and is accessed via Kings Road through a private-gated courtyard.

Each individually designed apartment seamlessly blends the elegance of period architecture with contemporary design and finishes, offering the best of both worlds with open-plan kitchen/living spaces.



Kitchens

High-quality navy shaker-style fitted kitchens adorned with stone worksurfaces and equipped with premium appliances including Bosh Induction hobs and concealed extractors; under-counter ovens with 'airfryer' programme; fridge/freezers and dishwashers; Quooker hot taps and InSinkErator waste disposals within stainless steel inset sinks. Creative herringbone tiled splash-backs and wood effect resin board flooring complete the look.

Bedrooms

The silver-grey carpeted bedrooms are complete with built-in wardrobes featuring pelmet and interior lights and fitted draws.

Shower Rooms

Shower rooms finished with Porcelain white/blue marbled tiles adorned with brushed brass fittings and mirrored illuminated cabinets. Each shower room is thoughtfully designed with rectangular sinks with navy vanity units, complemented by concealed cisterns and heated towel rails.



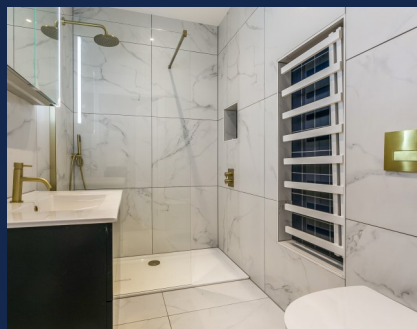
Other Features

- Airing/Laundry cupboards with LG Steam washing machines, separate condensing tumble dryers and pressurised hot water cylinders.
- Double-glazed aluminium framed windows (where possible except windows to apartments 5 and 6 overlooking Bell Street).
- Bespoke door architraves and skirting.
- Low voltage LED lighting throughout.
- Electric heating.
- USB A & C sockets.
- Secure Bike Storage.
- All apartments come with video intercom and CCTV.
- 10 year build warranty.

Location

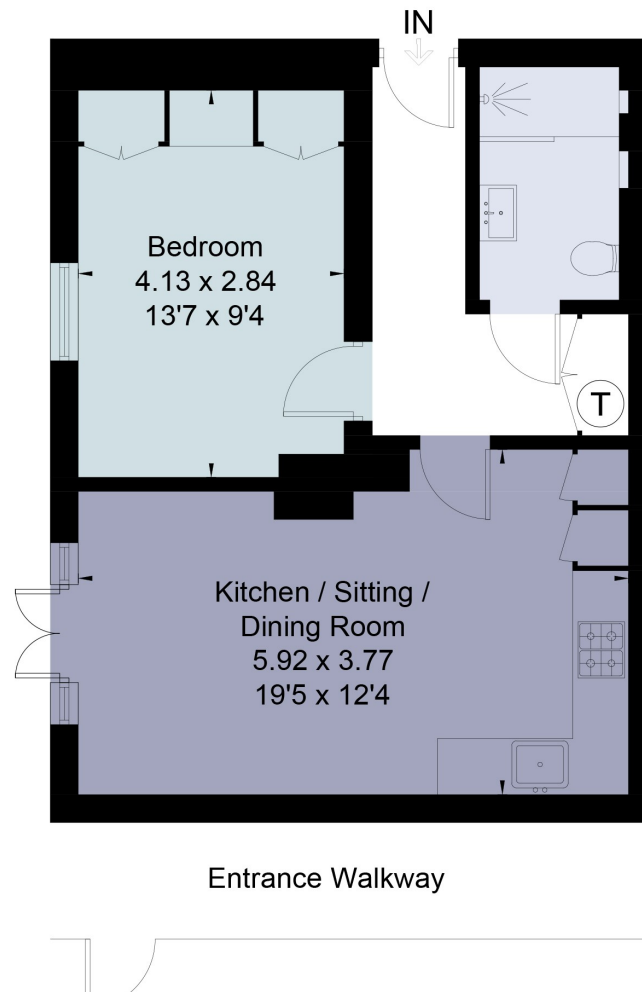
Situated in the centre of the vibrant and historic market town of Henley on Thames, renowned for its world famous Rowing Regatta and music and arts festivals. The town centre offers a huge choice of shops, bars and restaurants, with a large central square for market day shopping and alfresco dining amongst other its other attractions.. These include a 3 screen cinema and theatre plus The River and Rowing Museum situated at Mill Meadows. The train station at Henley has services via Shiplake and Wargrave to Twyford where it connects to the Paddington mainline and Elizabeth Line services.

For those with sporting interests, the local area has numerous facilities with rugby, football and hockey pitches, two golf courses, cycle café, 3 rowing clubs and footpaths and bridle trails throughout the beautiful countryside that surrounds the town.



Leasehold 250 years

Service Charge Ranging from: £905.24 - £1,306.93



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151