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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

To Let : Ancastle Green, Henley-on-Thames, RG9 1UQ

A second floor two bedroom apartment forming part of this popular development with elevated views overlooking Henley town centre. Available July 2024



A two bedroom second floor apartment presented in good order with views over Henley on Thames. Featuring a fitted kitchen with base units and solid Beech work top including a peninsular unit, integrated electric oven, ceramic hob with extractor over and inset sink unit. The kitchen is open plan to the lounge/dining room which has sliding doors leading out to a small external balcony. The larger of the two bedrooms has fitted wardrobes with sliding doors and the bathroom has a white suite with vanity unit and shower over the bath. Double glazed windows and gas fired central heating.

Acacia House forms part of a well established development built in the early 1970's comprising of 3 similar blocks built on rising ground on west side of the town.

Henley town centre is just a few minutes walk down into the town, offering a wide choice of shops, cafes, bars and restaurants, with regular markets in the square.

To Let: £1,500pcm Unfurnished EPC rating D

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

1 High Street
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Bucks
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12 Wote Street
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T: 01256 840077

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

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- Local Authority: South Oxon District Council
- Council Tax: Band D
- Rent: £1500 per calendar month exclusive of all connected utilities and council tax
- Term: A proposed minimum term of 12 months unless otherwise agreed in advance.
- Services; mains gas, water, electric and drainage.
- Broadband -Fibre to cabinet
- Parking: Residents parking in street.
- Garage potentially available for additional rent.

All negotiations for any rental contract are 'Subject to Contract' and 'without prejudice'.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Land-

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