



smarthomes

## Millfield Court, High Street

Henley-in-Arden

- A Beautifully Presented & Completely Refurbished Second Floor Apartment
- Two Double Bedrooms
- Superb Re-Fitted Kitchen
- Re-Fitted Four Piece Bathroom
- Utility Room
- No Upward Chain

**£190,000**

Current EPC Rating 67 (D)

Current Council Tax Band C







## Property Description

A beautifully presented and completely refurbished two double bedroom second floor apartment situated within a secluded location and within walking distance to Henley-in-Arden High Street

Henley-in-Arden High Street is a picturesque and historic location known for its charming blend of period architecture, vibrant community, and excellent local amenities. This sought-after area boasts a stunning array of characterful buildings, from medieval timber-framed structures to elegant Georgian townhouses, all lining a thriving High Street brimming with independent boutiques, cafés, traditional pubs, and fine dining restaurants. The area is also a haven for leisure, with beautiful countryside walks, golf courses, and the nearby Stratford-upon-Avon Canal offering scenic outdoor activities. Henley-in-Arden benefits from excellent transport links, with its own railway station providing direct services to Birmingham and Stratford-upon-Avon. The nearby M40 and M42 motorways offer easy access to the Midlands and beyond, making it an ideal location for commuters





## Rooms & Measurements

Entrance Hall

Superb Lounge Diner - 4.55m x 3.33m (14'11" x 10'11")

Superb Re-Fitted Kitchen - 3.28m x 2.34m (10'9" x 7'8")

Utility Room - 1.85m x 1.5m (6'1" x 4'11")

Bedroom One - 3.76m x 3m (12'4" x 9'10")

Bedroom Two - 2.79m x 3.33m (9'2" x 10'11")

Re-Fitted Bathroom

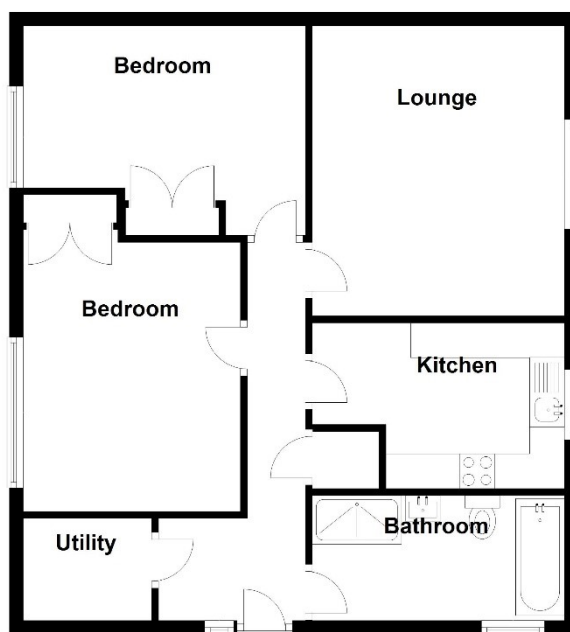
Tenure

We are advised by the vendor that the property is leasehold with approx. 127 years remaining on the lease, a service charge of approx. £1200 per annum and a ground rent of approx. £50 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C





**Top Floor**



Total area: approx. 66.5 sq. metres (715.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.