



RJ Richard Jackson
PROPERTY CONSULTANTS

Perpetual House

Henley on Thames

RG9 1AF

A stylish and spacious one-bedroom apartment located on the second floor of the well-regarded Perpetual House, right in the centre of Henley-on-Thames. Accessed via an impressive communal entrance with lift access, this beautifully presented apartment combines generous proportions with a high standard of finish throughout and offers bright, modern living in an exceptionally convenient town centre location.

Leasehold For Sale £375,000

OPEN PLAN KITCHEN, LIVING, DINING AREA
HIGH CEILINGS
FLOOR-TO-CEILING WINDOWS
KITCHEN with INTEGRATED APPLIANCES
DOUBLE BEDROOM with BUILT-IN WARDROBES
FULLY FITTED BATHROOM
WELCOMING ENTRANCE HALL
INTEGRATED CEILING SPEAKER SYSTEM
SECURE GATED UNDERGROUND PARKING
COMMUNAL COURTYARD
NO ONWARD CHAIN, READY FOR IMMEDIATE OCCUPATION



Location

Situated on Station Road, Perpetual House is in a desirable location in Henley-on-Thames. The town centre, just a 10-minute walk away, is easily accessible by foot, providing residents with a wealth of amenities including a Waitrose supermarket, boutique shops, cafes, restaurants, and a bustling weekly market. Henley railway station offers convenient transportation links to London Paddington in approximately 50 minutes, with connections to Crossrail at Twyford. The River Thames, a prominent feature of the area, offers numerous attractions, notably the internationally renowned Royal Regatta. Within walking distance, residents have access to excellent state and private schools, such as Gillotts Secondary School and Trinity Primary School.

The Property & Accommodation

This well presented one-bedroom apartment offers a combination of practicality and comfort. Main entry is on the ground floor into a grand entrance hall, with access up to the second floor via stairs or lift. The apartment features a spacious open-plan kitchen, living, and dining area with high ceilings and floor-to-ceiling windows, allowing for natural light. The kitchen is fully fitted with integrated appliances and connects seamlessly to the living space.

The bedroom is a comfortable double with built-in wardrobes and features floor-to-ceiling windows and high ceilings. A fully fitted bathroom and entrance hall complete the internal layout. The property also includes an integrated ceiling speaker system throughout.

Additional benefits include a secure underground parking space located behind electric gates and access to a well-maintained communal courtyard for residents.

Outside

The communal courtyard, accessible from the car park area, creating a functional and inviting outdoor space.

Services

All mains' services are connected, with gas central heating.

Service Charge

£3,700

Council Tax

South Oxfordshire District Council. Band D.

Lease Length

999 Years



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01491 413131

Henley-on-Thames

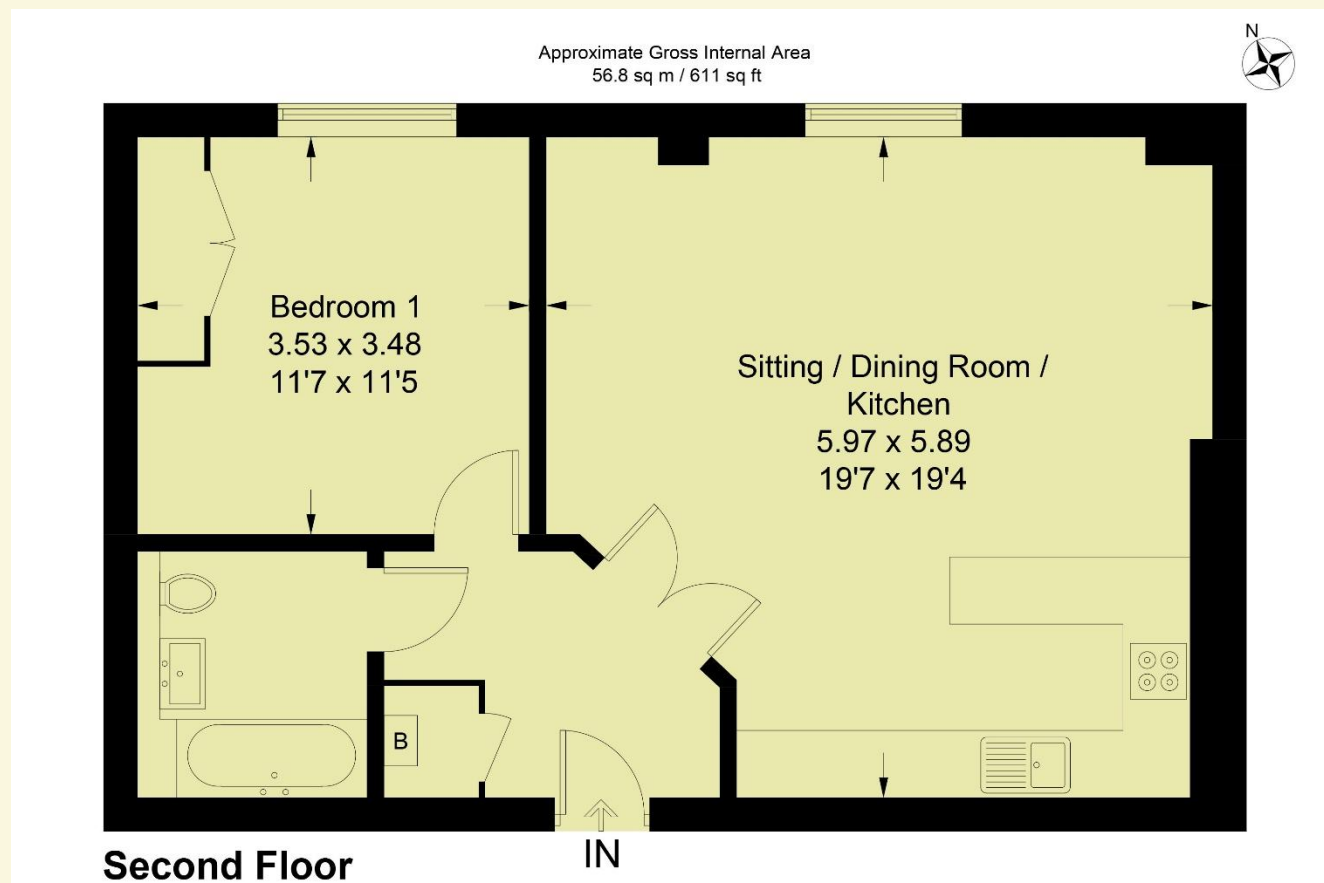
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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.



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