

## 14 Henley Hall



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## One bedroom second floor apartment

This beautifully presented one bedroom apartment with east aspect, benefits from the morning sunshine. The spacious living/dining room provides direct access to the modern SieMatic kitchen with integrated Neff and Bosch appliances. The large double bedroom has fitted wardrobes and the well fitted bathroom has a full-size bath and is a walk-in wet room.

### Property specifications

- Living /Dining room with glazed pocket doors leading to the kitchen
- SieMatic kitchen with integrated Neff and Bosch appliances
- Large double bedroom with fitted wardrobes
- Bathroom with full size bath and walk in wet room
- Wooden floors throughout
- Car parking space available
- Situated conveniently close to the town centre

**Guide Price £340,000** (other fees apply)

Council Tax Band: C

Monthly management fee £1052.75

Annual ground rent £500

Monthly bistro credit: £77.99

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

**01926 339 484**

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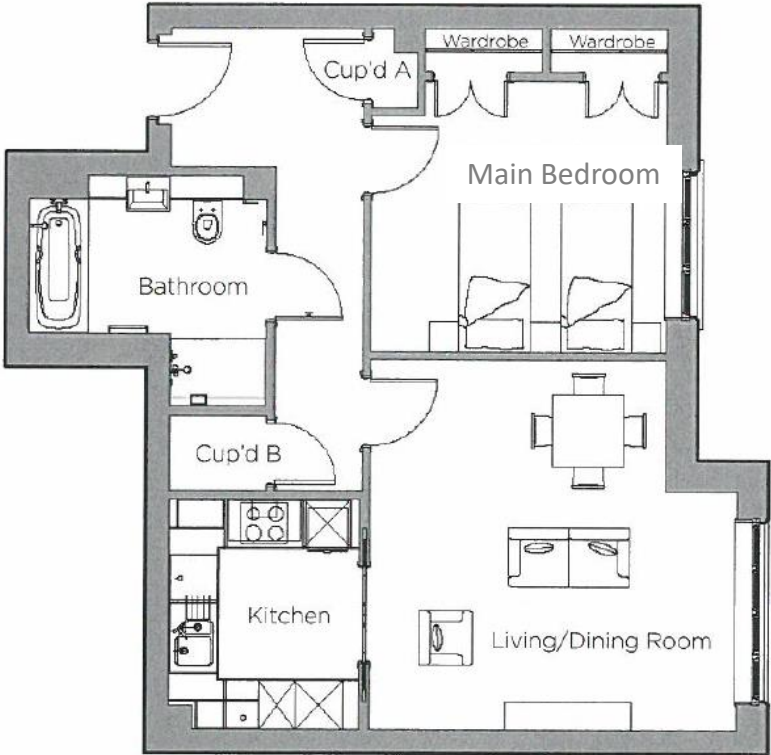
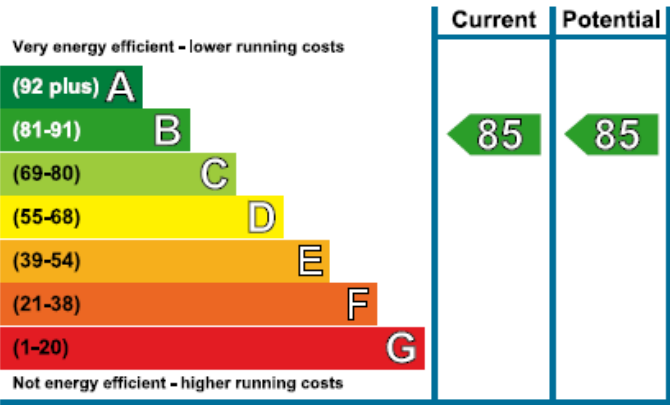




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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.65 x 4.62	15'26" x 15'16"
Kitchen	2.90 x 2.40	9'51" x 7'87"
Main Bedroom	3.72 x 3.42	12'20" x 11'22"

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024

