

Apartment 43,
Albert Court, Reading Road
Henley-on-Thames
Oxfordshire
RG9 4HE



At Albert Court, residents have access to all this property has to offer, including a communal lounge and bistro restaurant serving nutritious hot food daily, with bi-fold doors leading onto a delightful patio area with outside seating.

Guide Price £499,950 Freehold



Albert Court

At Albert Court, residents have access to all this property has to offer, including a communal lounge and bistro restaurant serving nutritious hot food daily, with bi-fold doors leading onto a delightful patio area with outside seating. On-site car parking is available and there is a large, spacious drop-off area. Enjoy the stylish salon where you can book an array of beauty treatments, and when friends and family come to stay they can use our guest suite. There is also a 24-hour emergency call system and an on-site Estates Team so residents can receive flexible, consistent care and support in their own home. All external property maintenance including gardening and window cleaning is taken care of too.



The development is located in a quiet area, but is still within easy walking distance to the town centre and there's the added benefit of a Tesco Superstore on your doorstep. A sheltered bus stop is only 115ft from the site and has routes around the Henley-on-Thames Circular and Reading Town Centre. The Henley-on-Thames train station is 0.7 miles away and has regular services to Twyford, London Paddington and Reading. A hospital, swimming pool and local shops are all less than a mile from your front door.



Albert Court is certainly something that has to be seen to fully appreciate what it is like to live retirement to the full within this lovely community.





Apartment 43

Apartment 43 is a stunning two-bedroom property, located within Albert Court in the town of Henley-on-Thames.

This apartment is located on the second floor, measures 82.44 square metres and is decorated with a neutral palette creating a bright and welcoming feel.

The living/dining room leads to a separate, fully fitted kitchen finished to a high standard, with modern integrated appliances. The living/dining room also leads to a private balcony area. The spacious Master Bedroom features a luxurious fully fitted walk-in wardrobe for added convenience, with the Second Bedroom being an ideal space for guests, a study, or even a hobbies room, the choice is yours. The Shower Room is located off the large internal Hallway with a useful Utility Cupboard as well as a separate WC.

Our beautiful development also benefits from the following features:

- Tailored domestic support and personal care available should you need it*
- On-site chef-run bistro with changing seasonal menus*
- Staff on-call 24/7 and dedicated Estates Manager to handle day-to-day running of the community*
- Guest Suite available for friends and family to visit*
- Beautiful landscaped Gardens

*additional charges apply

* note photographs are representative of various apartments

Services

Leasehold is with a term of 999 years from and including 01/06/2018.

EPC Rating B.

Council Tax : TBA

Service charges: Please ask agent for separate document detailing service charges.

43
80.20 SQM
863.29 SQFT



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 87 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |