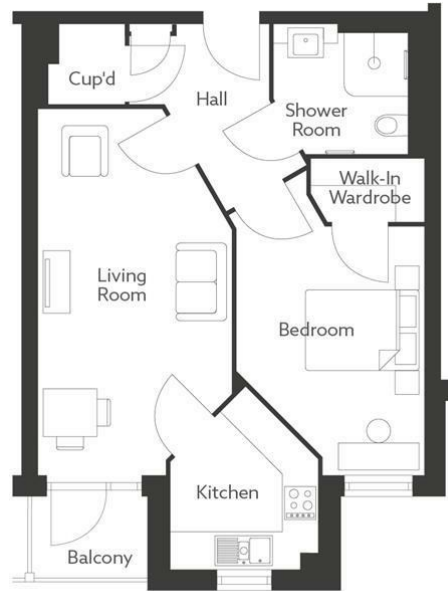


27  
51.88 SQM  
558.46 SQFT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Guide Price**  
**£399,950**

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.

- 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
- Phone to book appointment to view

**A 1 bedroom Flat - Retirement**

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## Albert Court

At Albert Court 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.

## Number 27

Apartment 27 is a stunning one-bedroom property, located within Albert Court in the town of Henley-on-Thames.

This apartment is located on the first floor, measures 51.88 square metres and is decorated with a neutral palette creating a bright and welcoming feel.

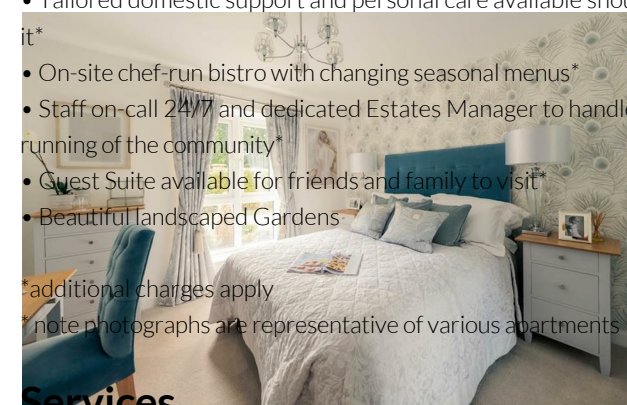
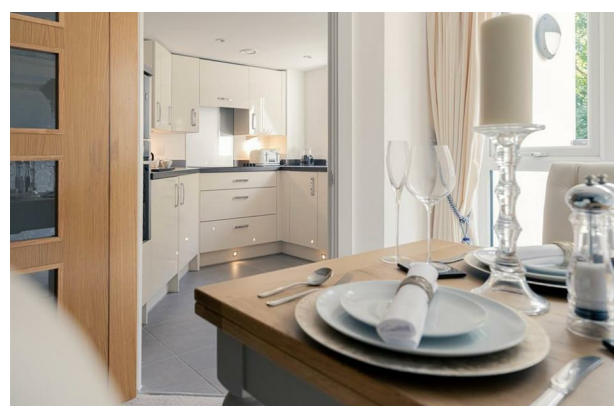
The living/dining room leads to a separate, fully fitted kitchen finished to a high standard, with modern integrated appliances. The living/dining area also has the benefit of a private balcony. The spacious Bedroom features a luxurious fully fitted walk-in wardrobe for added convenience. The Shower Room is located off the large internal Hallway with a useful Utility Cupboard.

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.

## Directions

Post Code: RG9 4HE

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*