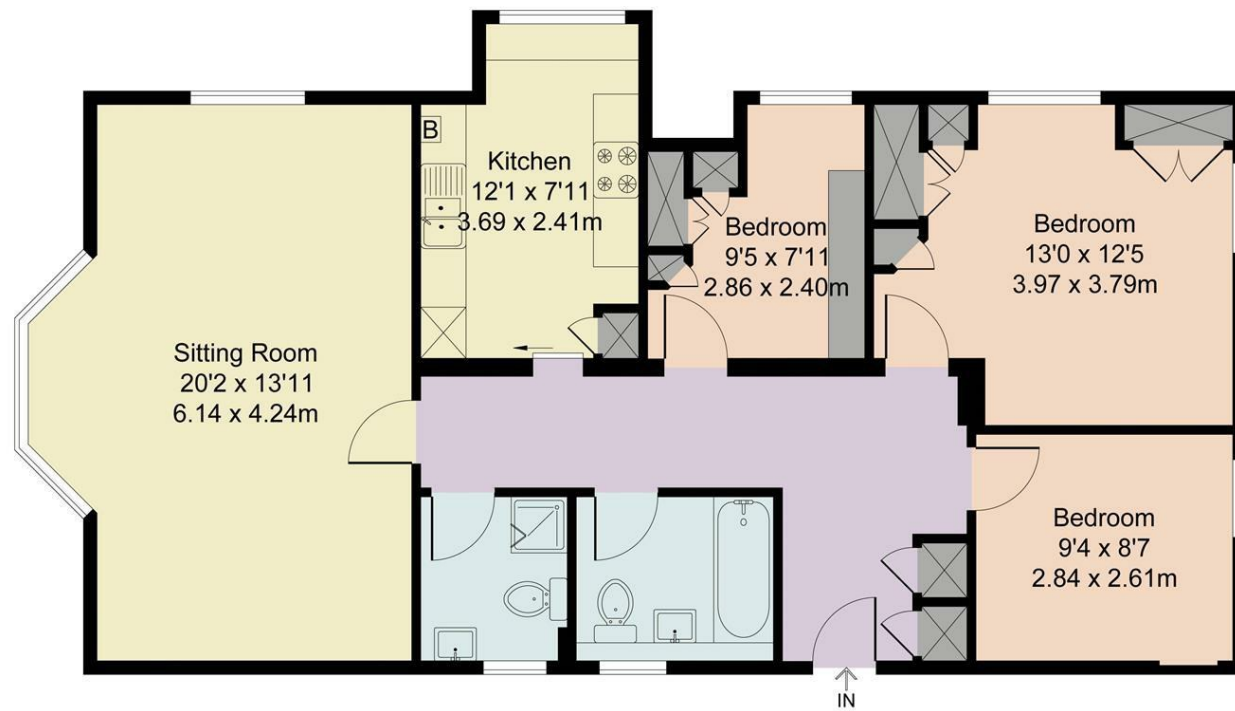


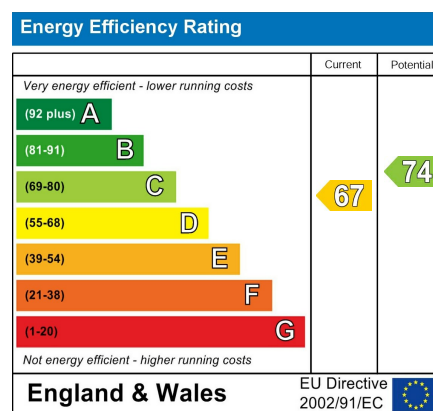


**Finlay House**  
Approximate Gross Internal Area 79.61 sq m / 856.91 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£650,000**

**Phyllis Court Drive**

A ground floor 3 bedroom apartment, with garage, on the popular Phyllis Court Drive with no onward chain.

- Ground floor apartment
- Large sitting room
- 3 Bedrooms
- Kitchen
- Bathroom
- Shower room
- Private garage with power and light
- Prestigious location
- EPC D

A ground floor apartment close to Henley Town Centre and Phyllis Court

- 📍 Henley on Thames
- 📍 Marlow 7.5 miles
- 📍 Reading 8 miles
- 📍 London 36 miles
- 📍 M4 (j8/9) 10 miles
- ✈ Heathrow 22 miles





## Finlay House

This ground floor apartment is located at the end of the prestigious Phyllis Court Drive and benefits from a garage.

The spacious and bright 3-bedroom flat in Finlay House, surrounded by communal gardens, is moments from Phyllis Court club and the River Thames. A particularly nice feature of the flat is the large sitting room, its double-aspect windows making it a bright room.

The master bedroom is double aspect with generous fitted wardrobes and dressing table. There are a further two bedrooms, a bathroom and a shower room. The well-equipped kitchen offers a range of wall and floor units, integrated appliances, and a useful breakfast bar by the window overlooking the grounds.

Phyllis Court Drive leads to the river and club, or to the shops. Included in the sale is a private single garage located within the communal grounds.

## Situation

Phyllis Court Drive is an exclusive drive leading to Phyllis Court - a private members riverside club set in well-tended and managed grounds. It is a level walk to Henley-on-Thames town centre; an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London.

Henley offers a wide range of excellent shops and prize-winning restaurants as well as a 3-screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers' markets. The prestigious Leander Club and well-supported Rugby Club are all within walking distance.

There are excellent walks beside the river into Henley and in the nearby Chiltern Hills.



## Services

Mains services: Gas central heating /Electricity / water / drainage.  
Lease: 99 Years from 1960, 35 years remaining (with the ability to extend)  
Service Charge: £3,288

Council Tax: South Oxfordshire District Council  
Band F, £3251.89 in 2023/ 2024  
EPC Rating: D

## Directions

Postcode: RG9 2HS What3Words: ///glitter.indirect.plod

## 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.*