

**Phyllis Court Drive**  
Approximate Gross Internal Area 81.72 sq m / 879.62 sq ft

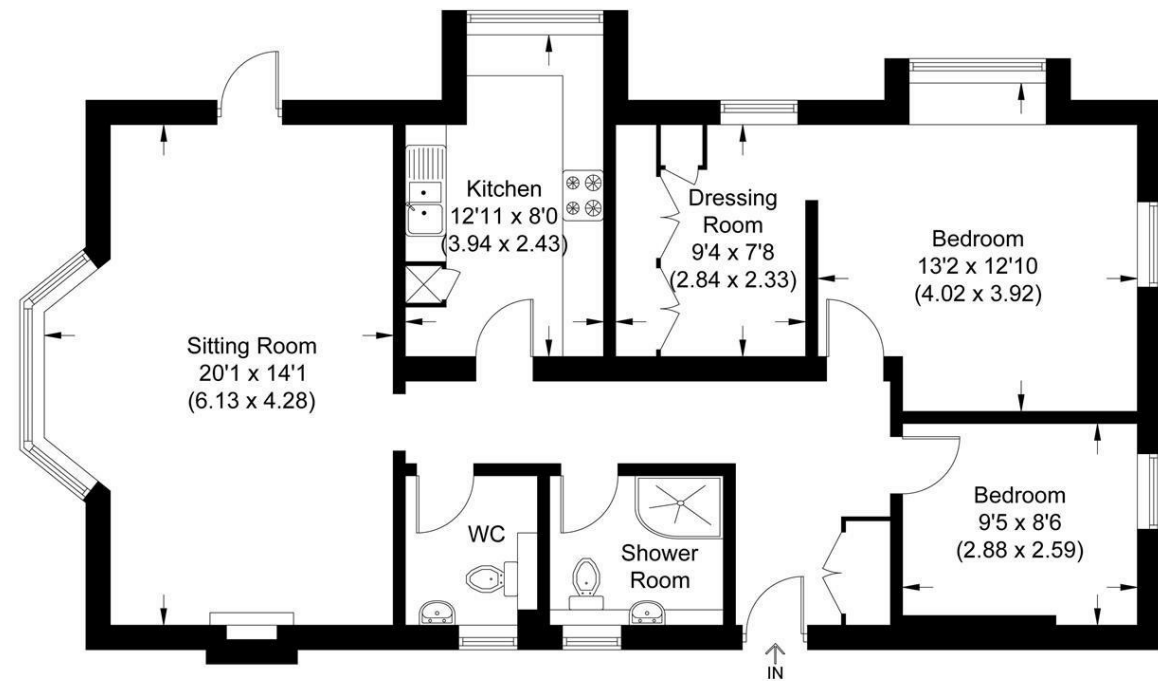
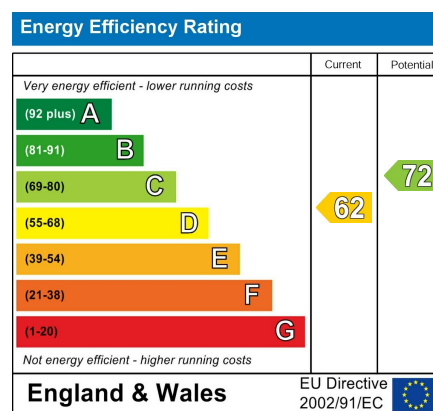


Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£865,000**

**Phyllis Court Drive**

A well-appointed ground floor 2 bedroom apartment on the popular Phyllis Court Drive. The apartment is presented to a very high standard with direct access to the beautiful communal gardens and a garage.

- Ground floor apartment
- Direct access to garden
- Large sitting room
- Modern kitchen and bathroom suites
- Main bedroom with dressing room
- Second bedroom
- Private garage with power and light
- Prestigious location
- Beautifully presented
- Chain free

A recently refurbished 2 bedroom ground floor apartment

- Henley Town Centre
- Marlow 7.5 miles
- Reading 8 miles
- M4 (J8/9) 10 miles
- London 36 miles
- Heathrow 22 miles



### 41 Molyns House

This ground floor apartment, located at the end of the prestigious Phyllis Court Drive, is a particularly good example and very private compared to others. Recently refurbished, the apartment has direct access to the grounds. The location of this apartment means the section of grounds that open up from the flat are not accessed by anyone else, creating a very calm and private setting.

The accommodation is arranged off a central hallway, with a generous living room stepping out to the garden, a recently refurbished kitchen and shower room with integrated appliances. Bedroom 1 steps into a dressing (formerly bedroom 3) creating a very spacious area and there is a generous second bedroom. Beautifully presented, the atmosphere is first class, with a feeling of space, light and calm overlooking the pretty grounds.

### Outside

The communal grounds of Molyns House are beautifully maintained wrapping around the building, with residents garaging to the rear, one of which is allocated to this apartment, with power light and there is a water tap located externally by the door.

### Situation - Central Henley

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.

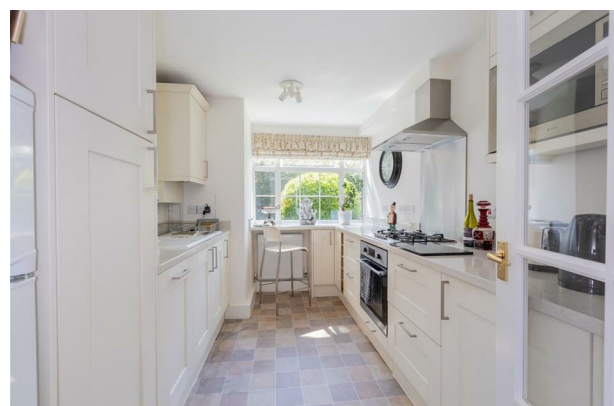
There are excellent walks beside the river into Henley and in the nearby Chiltern Hills.

### Services

Mains services: Gas central heating /Electricity / water / drainage.  
 Lease: 99 Years from 1960, 35 years remaining, plus 90 extension agreed and ready to be signed off (see agents note below)  
 Service Charge: £3,288

Council Tax: South Oxfordshire District Council  
 Band: F  
 EPC Rating: D

AGENTS NOTE



### Directions

Postcode: RG9 2HU What3Words:/// incurring.level.line

### 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.*