



**Breakspear Mews**  
Approximate Gross Internal Area 142.0 sq m / 1528.47 sq ft

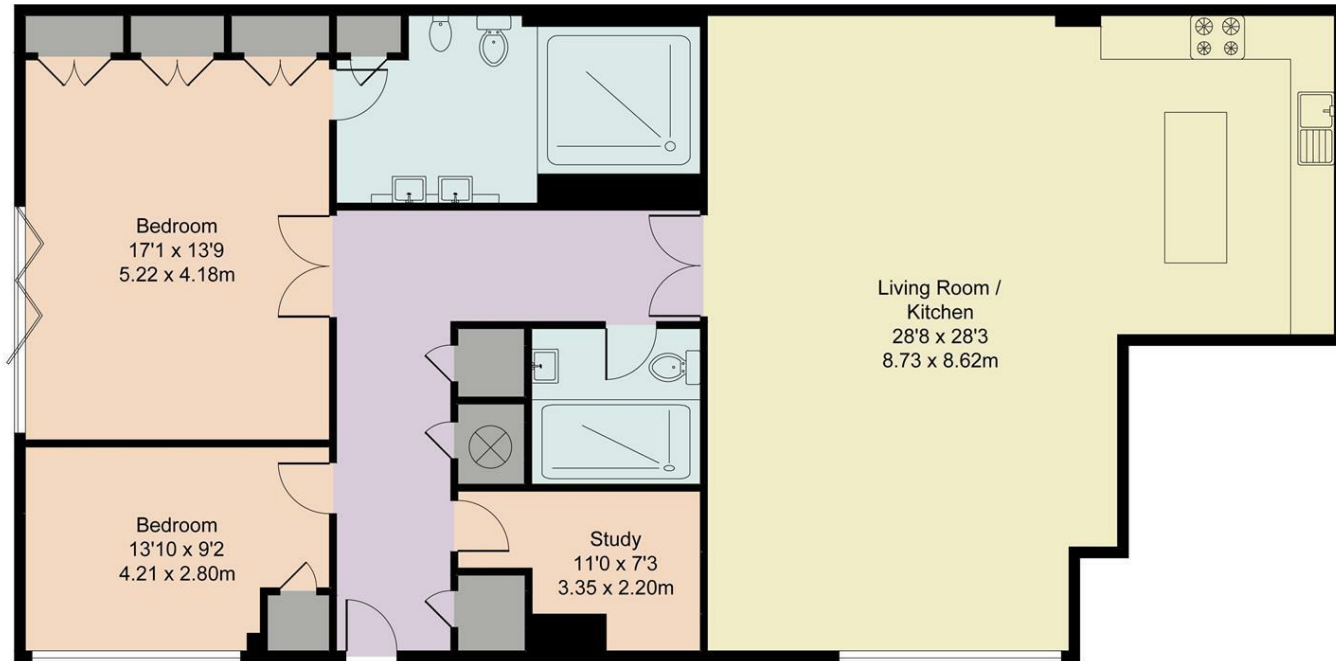


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Guide Price**  
**£1,250,000**

**New Street, Henley-on-Thames**

A beautifully presented ground floor apartment in the heart of Henley-on-Thames

- Gated development
- Moments from the famous Royal Regatta course
- Parking for 2 cars
- Private garden
- Immaculate presentation
- Chain Free

Smart two bedroom, 2 bathroom apartment in Henley

- Henley-on-Thames
- Marlow 8 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 37 miles
- Heathrow Airport 23 miles





## 1a Brakspear Mews

This beautifully presented ground floor apartment occupies a discreet position in a highly regarded gated development in the heart of Henley-on-Thames conservation area, moments for the River Thames.

Stepping into the hall, there is an immediate feeling of space and clean lines. The central hallway connects all the rooms. The main reception room has plenty of room for sitting and dining with an open plan kitchen recessed to create a wonderful open plan living area.

The main bedroom is generous with floor to ceiling glazed doors stepping out to the garden. There is a large range of built in wardrobes and an ensuite shower room. The second bedroom is also a very good size. There is a versatile third room, currently used as a study and a family bathroom, all of which are immaculately presented.

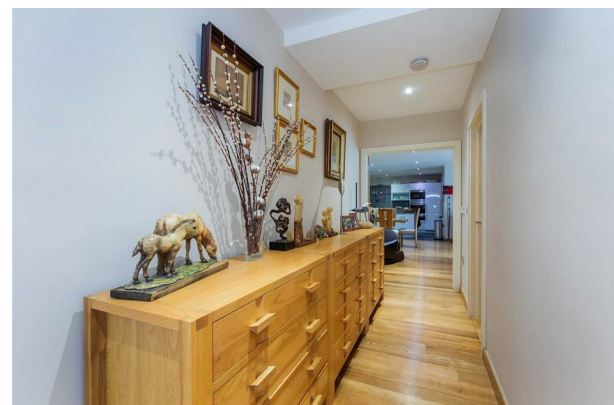
## Outside

The apartment has a private garden with side access. The communal area is given over to resident and visitor parking, two spaces are exclusive to the apartment.

## Situation - Central Henley

Brakspear Mews is an exclusive gated development located off New Street, a very pretty street which connects the vibrant town centre with the River Thames. The location ensures all that Henley has to offer is on your door step.

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, 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 amongst many other events throughout each year. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all close to Brakspear Mews.



## Services

South Oxfordshire District Council, Band E  
Service Charge; approx £500.00 per quarter.  
Lease Length - 982 Years. Share of Freehold.  
EPC Rating: D

## Directions

Post code: RG9 2BP What3Words: ///worlds.doubts.amuse

## 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.*