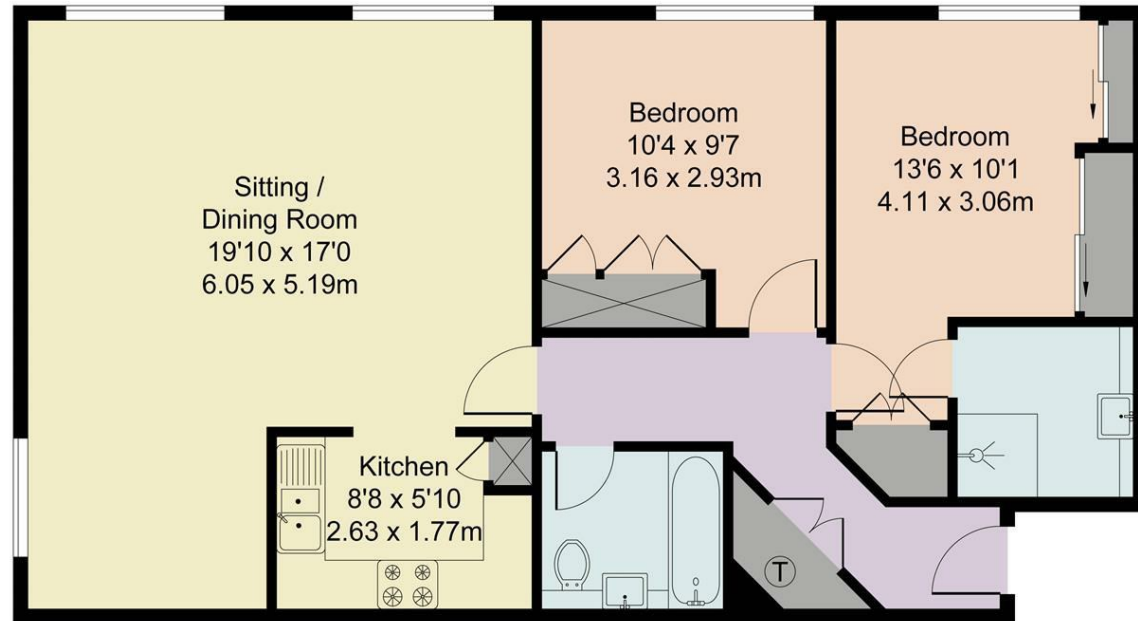




Adam Court
Approximate Gross Internal Area 67.27 sq m / 724.08 sq ft



First Floor

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		81	81
(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		



Guide Price
£450,000

Adam Court

A first floor apartment with lift in this popular development in the centre of Henley.

- Immaculately presented first floor apartment
- Two bedrooms, two bathrooms
- Sitting room with dining area
- Modern kitchen with appliances and granite worksurfaces
- Smart building with lift
- Underground parking garage
- Centre of Henley
- EPC Rating B
- End of chain.

Well-presented 2 bedroom apartment with lift in town centre

- Henley town centre
- Marlow 8 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow 23 miles





21 Adam Court

This very well presented first floor apartment has been modernised and recently decorated in neutral colours. There is a useful lift and nicely maintained communal areas. All windows have bespoke fitted blinds which are included in the sale.

The sitting room is light and bright with two large windows overlooking rooftops and mature trees towards the Georgian buildings of Bell Street. There is an area for dining and a kitchen in the alcove. This has been fitted with modern wall and floor cabinets with granite worktops. There is a gas hob, electric double oven, extractor fan, integrated dishwasher, fridge and freezer. The hallway has a coats cupboard and there are two bedrooms both with built-in wardrobes, one with modern en-suite shower room and there is a family bathroom.



Outside

There is a designated parking space in the underground car park with remote control door. There is also visitor parking for guests.

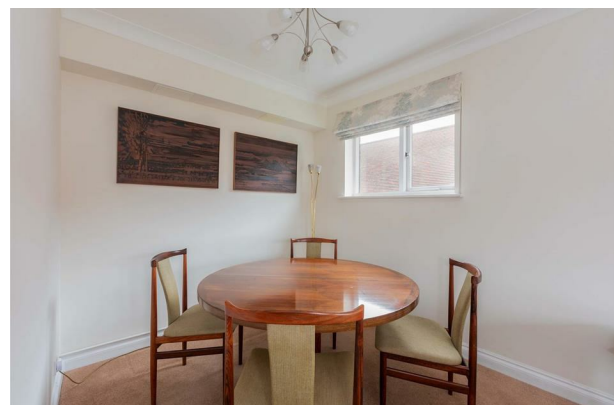
Location

Adam Court is a highly regarded private development with terraced town houses set around the apartment building. There is private parking, much valued in the town centre location. Situated in the heart of Henley-on-Thames, but tucked away in a very peaceful position, all that Henley has to offer is on the doorstep - in particular, Waitrose, the library, Doctor's surgery, cinema and Kenton Theatre as well as the ever popular Phyllis Court Club.

Services

All mains connected. Gas fired central heating.
Full fibre broadband connected.
South Oxfordshire District Council, Tax Band E.
EPC Rating: B

Share of Freehold 959 years remaining on lease. The service charge is £274 per month for the fiscal year April 2024 to March 2025. This is inclusive of these 4 components: the ground rent (peppercorn), the maintenance of the whole estate £43 per month (all communal areas e.g.



hardstandings gardens, lighting etc), the garages including designated parking for 21 (£17 pm), maintenance of the flats, £214 pm, incl areas communal to the flats, the elevator, plus all exterior maintenance, eg front door to 21, windows of 21, insurance of whole building, cleaning, etc.

All monies are paid to Adam Court Ltd. a self managed company of which 21 is an equal shareholder. There are substantial reserves for ongoing capital upgrades. All monies spent on the works, there are no managing agent fees.

Directions

Post code: RG9 2BJ What3Words: ///circle.visits.countries

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: 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.