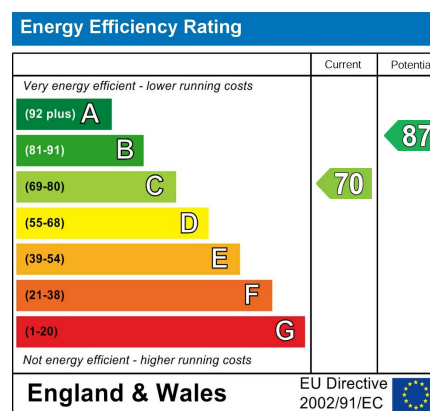


This floor plan shows a 2-bedroom apartment. The layout includes a large Sitting/Dining Room (16'9 x 13'4 / 5.11 x 4.06m) and a large Bedroom (16'8 x 11'2 / 5.08 x 3.40m). The Kitchen (9'11 x 9'7 / 3.01 x 2.92m) is located at the bottom left and contains a sink, stove, and refrigerator. The Bathroom (5'11 x 5'11 / 1.80 x 1.80m) is located at the bottom right and contains a toilet, sink, and shower. There are three closets: a large one in the center and two smaller ones labeled 'St' near the bedroom and kitchen. A North arrow is located in the top right corner.

Room	Dimensions (ft)	Dimensions (m)
Sitting/Dining Room	16'9 x 13'4	5.11 x 4.06
Bedroom	16'8 x 11'2	5.08 x 3.40
Kitchen	9'11 x 9'7	3.01 x 2.92
Bathroom	5'11 x 5'11	1.80 x 1.80



- Refurbished retirement bungalow
- Newly fitted kitchen and bathroom
- Parking
- Communal gardens
- Peaceful outlook
- No onward chain

Situated in this peaceful corner of Henley, a semi-detached retirement bungalow which has been refurbished by the current owners.

- Henley shops 0.5 mile
- Phyllis Court Club 0.6 mile
- Marlow 8 miles
- Reading 9 miles
- London 36 miles
- Heathrow Airport 24 miles



30 Bowling Court

Situated in this peaceful corner of Henley, Bowling Court is a charming retirement development of bungalows centred around a pond, in delightful landscaped gardens.

Number 30 is a semi-detached bungalow which has been refurbished by the current owners. There is a smart fitted kitchen with built-in ovens, polished worksurfaces and fridge and freezer. The sitting room has a built-in display cabinet with space for TV and cupboards for storage. The bedroom has built-in wardrobes and doors opening to the sitting room.

The owners have also refitted the bathroom which is now a stylish wet room with large shower enclosure.



Outside

Bowling Court is accessed off the Fair Mile via a long drive which leads to the parking area where there is room for residents and visitors. A meandering path leads to the gardens and paved paths lead to the houses. The gardens are well-maintained with a full-time gardener and handy man and feature manicured lawns and perennial planting with roses and shrubs.

Services

All mains connected. EPC Rating C. South Oxfordshire District Council, Tax Band D.

Service charge: £331 per month (reviewed annually). This charge covers the Resident Manager and a gardener/handyman, a 24-hour Emergency Call System, upkeep and maintenance externally of all buildings (including window cleaning), gardens and all communal areas and insurance of these buildings and areas.

A representative of the Association will meet with the purchaser before they move into their new home to ensure that the services provided by the Association matches their requirements.

Leasehold - Churchill Estate Management will grant a new 99 year lease on completion.



Bowling Court - The Details

Retirement housing comprising 30 flats and bungalows built in 1984. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties. Management staff and Careline alarm service. Lounge, Laundry, En-suite guest room available for overnight relatives. Whole site accessible by wheelchair. Distances: bus stop 100 yards; shop 0.5 miles, GP 0.5 miles. Regular social activities include: bingo, scrabble, art group, and canasta, organised by residents. New residents accepted from 55 years of age. Both cats & dogs generally accepted, but not to be replaced.

There is a central fishpond, around which there is a Tai Chi class for residents each week. The whole space is a peaceful escape whilst being just a level walk from the town.

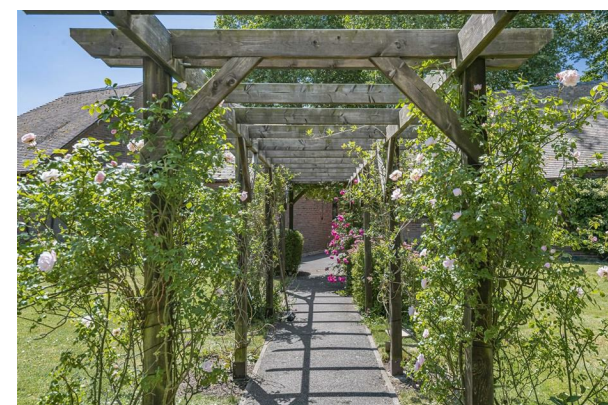


Directions

Post code: RG9 2LE What3Words:::///joyously.stag.civil

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.