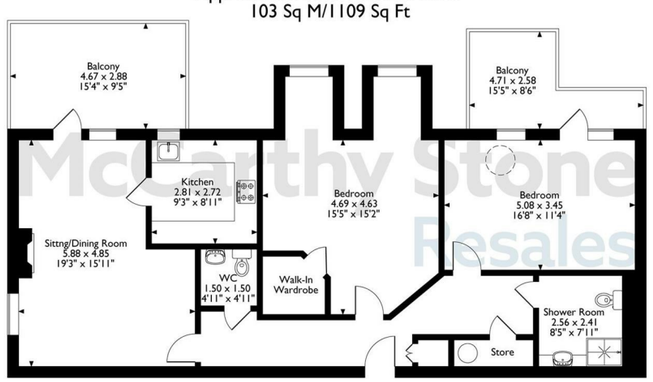
Excellent

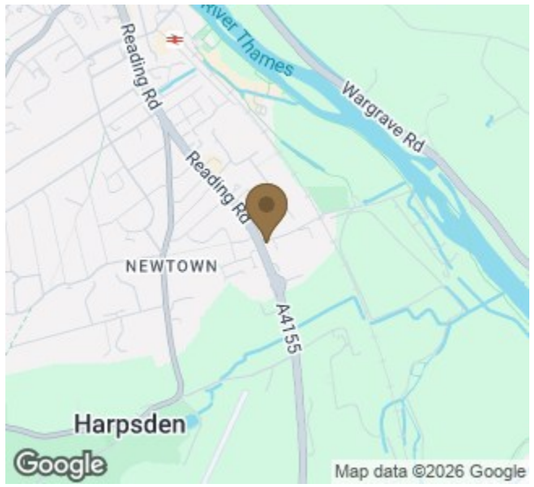
Trustpilot

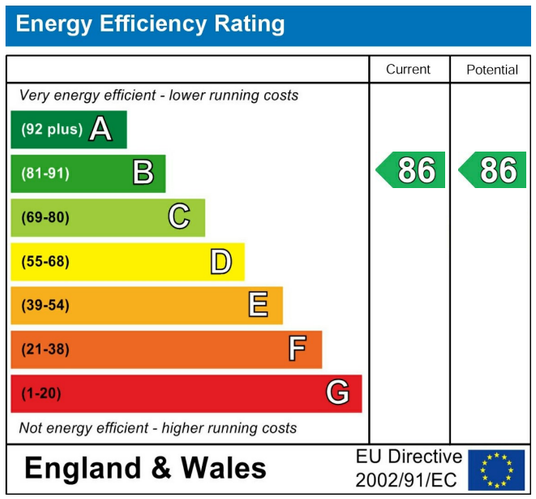
McCarthy & Stone
Resales.

Albert Court, Apartment 45, 345, Reading Road, Henley-on-Thames, Oxfordshire
Approximate Gross Internal Area
103 Sq M/1109 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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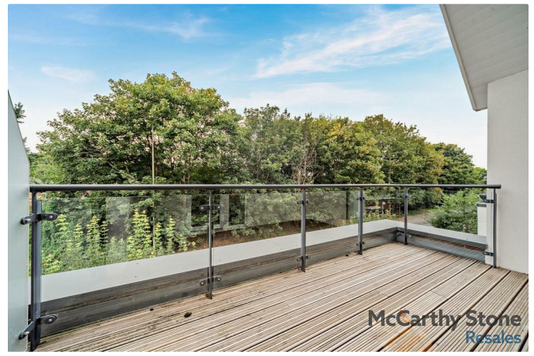
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







45 Albert Court

345 Reading Road, Henley-On-Thames, RG9 4HE

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 45 Albert Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £450,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager & Team
- 24 hour emergency call system & Video entry system
- Lifts to all floors
- Bistro restaurant
- Club Lounge for social events
- Wellness suite/Hairdressing Salon
- Laundry room
- Guest suite for family or friends
- Mobility scooter store with charging points
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

45 Albert Court, Henley-On-Thames

2 | 1 | Asking price £450,000

Albert Court

Albert Court is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a modern fully fitted kitchen, fitted and tiled shower room, separate WC, spacious bedrooms and double aspect living room with balcony. 24 hour emergency call system.

Communal facilities include a Bistro style restaurant serving freshly prepared meals daily, Club lounge where social events and activities take place, a typical social weekly calender comprises; Scrabble afternoon, Coffee morning, Film night, Bridge club, Cheese & Wine evening or a day trip to the theatre. A wellbeing suite/hairdressing salon and landscaped gardens. There is a fully equipped laundry room, mobility scooter store with charging points and If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Albert Court with additional services including a laundry and ironing service, care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Albert Court is conveniently located on Reading Road and is in close proximity to an array of amenities. A Tesco superstore is just a stones throw away, and offers groceries, clothing and a pharmacy right on your doorstep. Home to the prestigious Henley Royal Regatta, and several other popular events and festivals throughout the year, this town offers something for everyone. The town centre is known for it's quaint boutiques, and boasts an array of eateries. This is the perfect location for those that would enjoy a stroll along the River Thames. Mill and Marsh Meadows recreation grounds lie next to the river and have many family activities on offer, from boat hire to a 'pitch and putt'. Henley provides excellent access to surrounding towns by road or rail, with the M4 and M25 easily accessible, and the railway station close by.

Entrance Hall

Front door with spyhole leads to the entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in utility/storage and airing cupboard housing a Gledhill 'pulsacoil' hot water cylinder, Vent-axia' air filtration/heat exchange system, shelving for linen and towels. Doors lead to the bedrooms, living room, shower room and WC.

Living Room with Balcony

A very well presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening onto a large balcony with external lighting. A further full length window allowing plenty of natural light. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted modern style kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Electrically operated window.

Bedroom One

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights. Deep window with a aspect over the communal grounds.

Bedroom Two With Balcony

A very spacious second bedroom that could even be used as a hobby or dining room. TV and phone points and ceiling lights. Double glazed window. Glazed door leads to another walk out balcony, perfect for a morning cup of coffee.

Shower Room

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Partially tiled walls and wet room vinyl flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

W C

Tiled and fitted with suite comprising low level WC, wash hand basin with cupboards beneath and illuminated mirror above.

Service Charge (Breakdown)

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £13,734.55 for the financial year ending 30th June 2027. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Leasehold

Lease: 999 years from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2033

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













