



**Hickory Close  
Henley  
CV2 2NY**

- Strong Rental Yield – £850 PCM
- Loft-Style Design with Sloped Ceilings
- Skylights in Kitchen and Bathroom
- Spacious Double Bedroom

**Offers Over £100,000**

EPC Rating '69'





## Property Description

In a peaceful cul-de-sac in Henley Green, this charming one-bedroom apartment offers a refreshing alternative to the typical flat layout. Its sloped ceilings and loft-like design create a unique and inviting atmosphere, enhanced by skylights in both the kitchen and bathroom that bathe the space in natural light.

The double bedroom is generously sized, providing ample space for furnishings and storage. The bathroom, bright and well-ventilated thanks to its skylight, features a full-size bath with an overhead shower. The kitchen is equally bright and airy, making it a pleasant space to cook and dine.

Electric heating and double glazing ensure comfort year-round, while the allocated parking space adds convenience. Located close to local shops, schools, and major transport links including the M6, this property is perfectly positioned for commuters and city dwellers alike. With an estimated rental income of £850 PCM, it's a smart choice for investors and an ideal first home for buyers seeking something



distinctive and full of character.

#### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

#### ***KITCHEN***

***3.41m x 2.03m max***

#### ***LIVING ROOM***

***4.02m x 3.10m max***

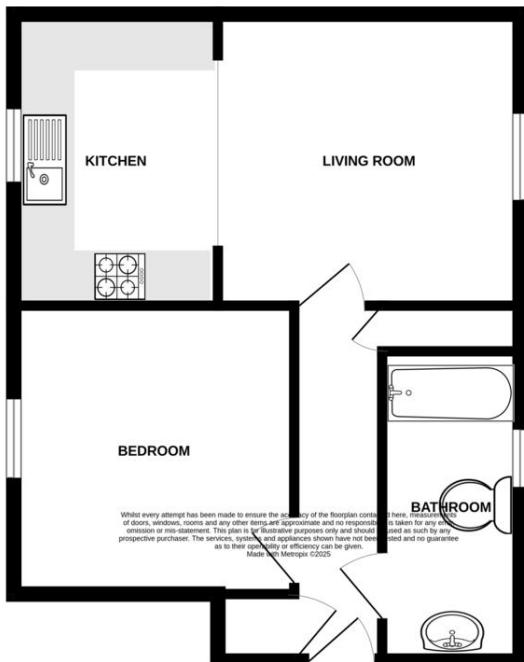
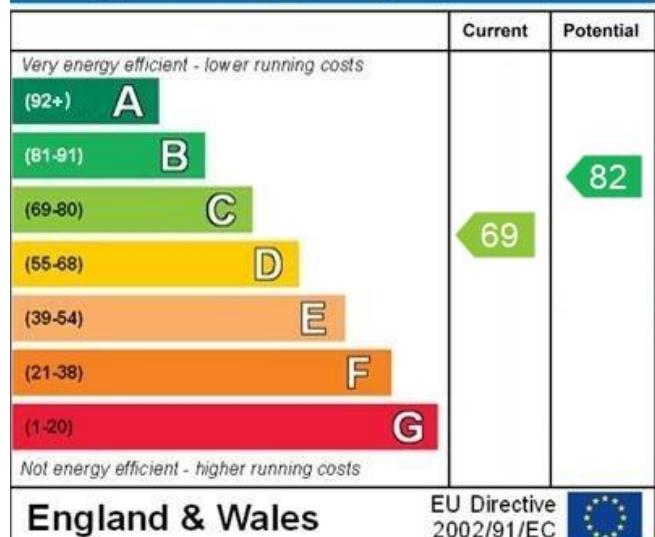
#### ***BATHROOM***

***1.88m x 3.01m max***

#### ***BEDROOM***

***4.00m x 3.33m max***

## Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements