



**Aspen Court Chestnut Walk.
Henley-In-Arden, B95 5GP
Offers In The Region Of £145,000**

A well presented two bedroomed ground floor apartment, situated in the popular Aspen Court development in Henley-in-Arden. The property features a spacious hall, fitted kitchen, good sized lounge, two bedrooms (master with newly fitted wardrobes) and luxury shower room. The property is being offered for sale with no upper chain.

This apartment is situated on the ground floor of Aspen Court which is part of the popular two building complex, Chestnut Grove, specifically aimed at over-60s/retirement. Residents will also have access to on-site parking, communal lounge, launderette and guest suite facilities and well-maintained gardens. Chestnut Grove is located just a few minutes away from the Henley High Street providing many local amenities such as shops, pubs, restaurants, Post Office, dentist and doctor's surgery. The property further benefits from good rail, bus and road links to Stratford-upon-Avon, Birmingham and beyond while vehicular access is gained via Johnson Place.

Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, Aspen Court and Blackthorn Court, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park. Blackthorn Court features a communal laundry facility and Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Number 33 Aspen Court is situated on the ground floor.

With laminate flooring, radiator, telephone intercom system and emergency control unit, airing cupboard housing the hot water tank and fitted shelving. Storage cupboard with automatic lighting.

Lounge

With UPVC double glazed window to the side, radiator and fitted fireplace with timber surround and marble style hearth.

Kitchen

A range of wall, base and drawer units with square edged work surfaces over, UPVC double glazed window to the side, inset sink unit with chrome mixer tap over, built in 'Neff' electric fan assisted oven, inset 4-ring 'Neff' hob with extractor hood over, tiling to splash backs, integrated fridge/freezer, space and plumbing for automatic washing machine.

Bedroom One

UPVC double glazed window to the side, radiator, laminate flooring and newly fitted wardrobes with hanging rails, shelving and matching dressing table.

Bedroom Two

UPVC double glazed window to the side and radiator.

Shower Room

Large walk in shower unit with mains fed 'Drench Head' shower over and additional hand held attachment, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, chrome ladder style heated towel rail, feature wall tiling, laminate flooring, extractor fan and shaving point.

Communal Lobby Area

A communal seating area for residents to socialise.

Laundry Room

Located in Blackthorn Court. Large commercial washing machines and dryers where tokens can be collected from the warden on site, W.C.

Communal Gardens

A communal garden area with mature borders, laid to lawn area and a number of benches to sit.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. Heating and hot water is included within the service charge.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/> Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE and Three being rated 'Good outdoor' coverage and O2 and Vodafone being 'Good outdoor and in-home'

coverage.

Tenure:

The property is Leasehold with a term of 125 years from 1st January 1989. Vacant possession will be given upon completion of the sale. The Freeholder is Family Housing Association (Birmingham) Ltd.

Service Charge

The service charge is approximately £324 per month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent is Citizen Housing Association (Birmingham).

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

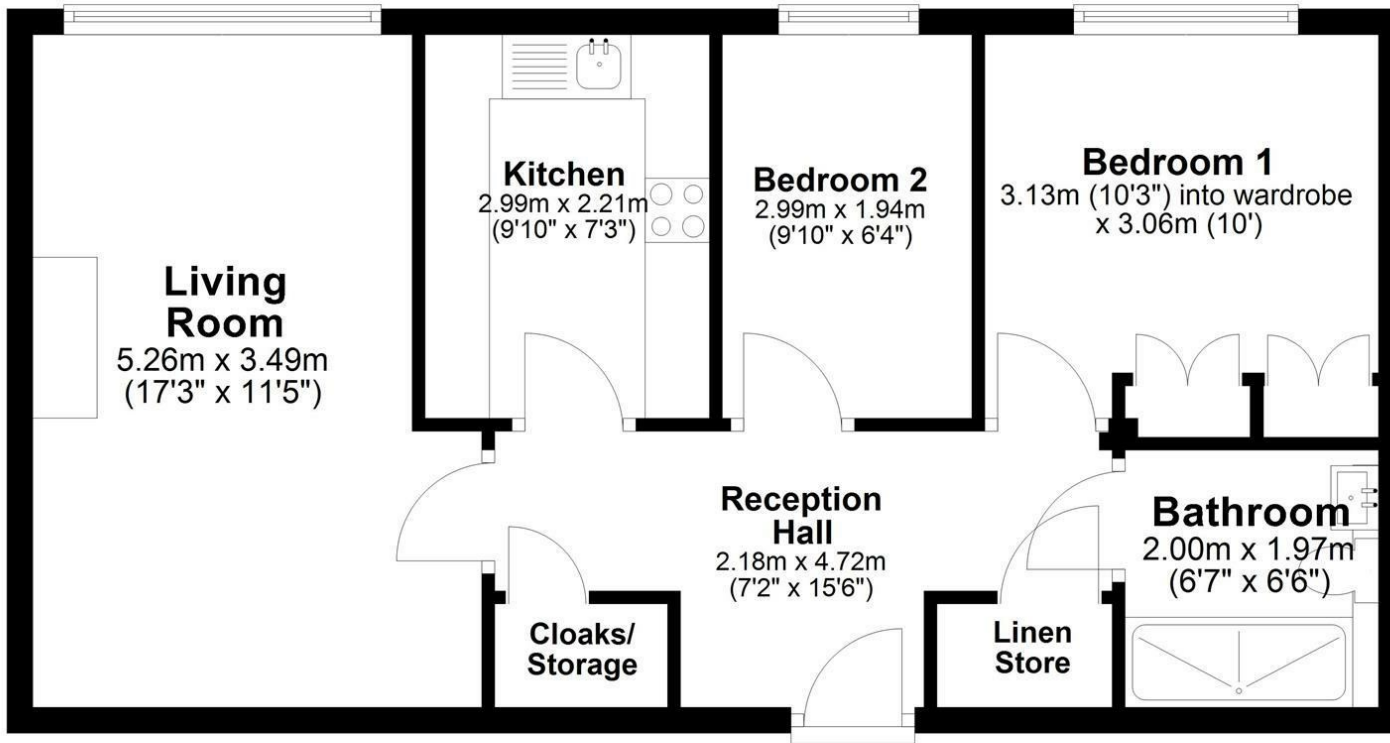
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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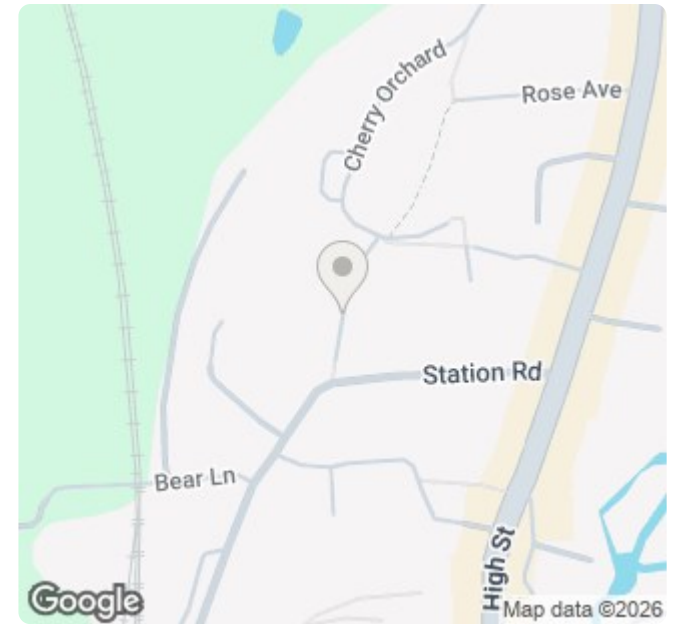


Ground Floor Apartment

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

