



**27 Blackthorn Court Chestnut Walk
Henley-In-Arden, B95 5GN
Offers In The Region Of £137,500**

A well presented, modern two bedroomed apartment situated in a desirable position within Blackthorn Court, being South facing and on the second floor with lift access. The property briefly comprises; Entrance hall with ample storage, lounge with feature flower balcony, re-fitted modern kitchen, two bedrooms (master with fitted wardrobes & drawers) and modern re-fitted shower room. The property further benefits from heating & hot water included in the management charge.

This apartment is situated on the second floor of Blackthorn 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 27 Blackthorn Court is situated on the second floor (with lift access).

Front door opens into:-

Entrance Hall

A light and welcoming entrance hall with radiator, telephone intercom, emergency alarm system, storage cupboard with automatic lighting. Airing cupboard housing the 'Worcester' combination boiler and fitted shelving.

Lounge

17'3" x 9'8" min / 11'0" max (5.26m x 2.96m min / 3.36m max)

This light and spacious living room comprises a UPVC double glazed window to a Southerly aspect, with feature flower balcony, two radiators, feature fireplace with inset electric fire and feature coving.

Re-Fitted Kitchen

9'10" x 7'1" (3.00m x 2.16m)

This modern fitted kitchen comprises a range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink unit, UPVC double glazed window to a Southerly aspect, built in 'eye level' 'Lamona' electric oven, inset 4-ring 'Lamona' electric hob with chrome chimney style extractor hood over, tiling to splash backs, space for a fridge/freezer, space and plumbing for an automated washing machine and tiled flooring.

Bedroom One

12'11" x 9'10" (3.94m x 3.00m)

With two UPVC double glazed windows to a Southerly and Westerly aspect, fitted wardrobes with a range of hanging rails and shelving, matching bedside cabinets, drawers & dressing table, feature coving and radiator.

Bedroom Two

9'10" x 6'1" (3.01m x 1.87m)

With UPVC double glazed window to a Southerly aspect, feature coving and radiator.

Re-Fitted Shower Room

6'6" x 6'5" (1.99m x 1.97m)

Fully tiled with large walk in shower unit with mains fed shower over and glazed screen, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, chrome ladder style heated towel rail, extractor fan and shaving point.

Communal Sitting Room

To the ground floor, there is a communal seating area for residents to socialise.

Guest Accommodation

A well equipped guest suite is available for visitors at a very reasonable charge, within Aspen Court.

Laundry Facilities

Located in Blackthorn Court; with large commercial washing machines and tumble dryers.

Communal Gardens

Mainly laid-to-lawn with mature borders and a number of benches.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 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 outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

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:

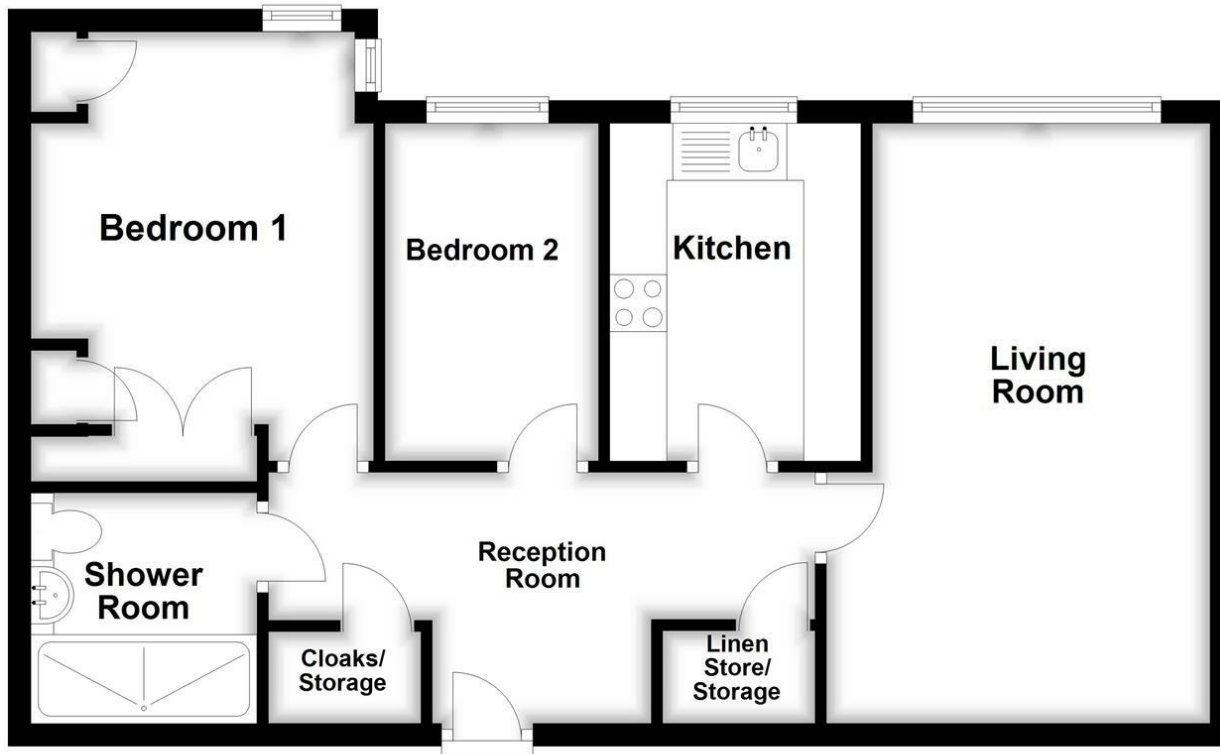
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



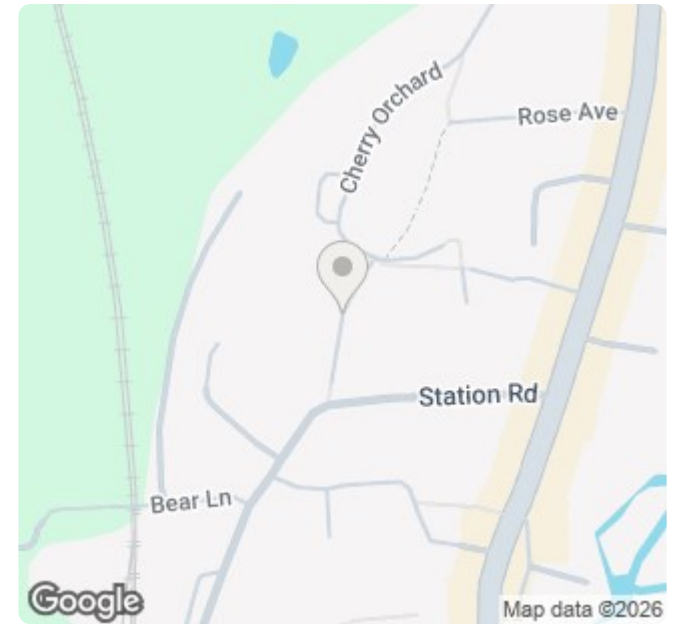
Top Floor Apartment

Approx. 55.5 sq. metres (597.1 sq. feet)



Total area: approx. 55.5 sq. metres (597.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



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	

