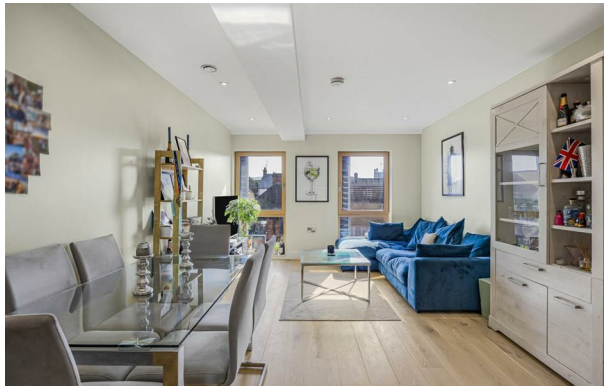
PHILIP BOOTH ESQ.



14 Gardiner Place, Henley-On-Thames, RG9 2FG

£475,000

- Contemporary first floor apartment with lift access
- Two generous double bedrooms
- Secure entry system with video
- Easy access to London Paddington and the Elizabeth Line via Twyford
- Stylish open-plan kitchen/living/dining room
- Luxurious contemporary bathroom
- Leasehold with 244 years remaining
- Modern fitted kitchen with integrated appliances
- No residential accommodation above
- Short walk to Henley town square, railway station and River Thames

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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14 Gardiner Place, Henley-On-Thames RG9 2FG

A stylish first floor 2-bedroom apartment within Elizabeth House in the popular Gardiner Place development in the heart of the vibrant town, convenient for the train station and River Thames. Open-plan kitchen/living room, two double bedrooms and a contemporary bathroom. Views across the town to St Mary's church. Elizabeth House also benefits from secure video entry, a passenger lift and secure cycle storage.

2 1 1 B

Council Tax Band: E

ACCOMMODATION

Situated within a contemporary and highly-regarded development in central Henley-on-Thames, this beautifully presented first floor apartment offers stylish modern living within a short walk of the town centre, train station and River Thames. The apartment is situated in Elizabeth House within Gardiner Place and enjoys the added benefit of having no upper-floor flat above.

A secure communal front door controls access via a video entry door system with colour monitor. The door opens into the communal entrance hall with a passenger lift to all floors. From the first-floor stairwell or via the lift, into the first-floor lobby. The flat is conveniently close to the passenger lift. The building has high-performance 'Internorm' timber composite exterior doors & windows.

Extending to approximately 780 sq ft, the accommodation has been thoughtfully designed with a sophisticated contemporary feel throughout, combining elegant finishes with excellent natural light and practical day-to-day living. The entry hall has Champagne oak flooring, with American oak veneer doors throughout. A large cupboard provides useful storage, and houses the laundry facilities and the mechanical ventilation system, which provides filtered fresh air to the flat.

The impressive open-plan kitchen/living/dining room is undoubtedly the focal point of the apartment, featuring Champagne oak flooring, recessed lighting and large windows drawing in plenty of natural light. These windows have views across town rooftops to St Mary's church tower. The sleek modern kitchen has a good range of fitted wall and base units with integrated appliances and an additional peninsula with breakfast bar and storage under. Fully integrated Bosch appliances include an oven, 4-ring induction hob, fridge-freezer, dishwasher, a Caple wine cooler, and with a cooker hood by Elica. The stainless steel under-mounted 1 1/2 bowl sink sits inset into Corian worktops with a white-backed glass splashback.

There are two well-proportioned carpeted double bedrooms, both spacious with calm, neutral décor.

Bedroom 1 enjoys generous proportions, a fitted wardrobe and a picture window with sliding louvred shutters.

Bedroom 2 is a double bedroom with a full-height window with external sliding louvred shutters.

The luxurious Sottini bathroom has contemporary tiling, Grohe mixer taps, a heated towel rail, bath with a shower over, a w.c. and a wall-mounted vanity wash-hand basin.

The property benefits from secure bicycle storage.

LOCATION

Living in Gardiner Place

For those who enjoy town centre living, this has to be the perfect location being just metres away from the elegant town hall and the town square, which holds a bustling market every Thursday. If you enjoy eating and drinking, then there is plenty of choice within a short walk from the apartment.

Henley town centre has a Waitrose supermarket as well as a Sainsburys Local and a host of interesting independent shops and boutiques. There's a 3 screen cinema, the historic Kenton theatre and the Old Fire Station Gallery, which is available to hire and holds regular art exhibitions.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line 55 minutes.

Reading - 8 miles
Maidenhead M4 Junction 8/9 - 10 miles
Stokenchurch M40 Junction 5 - 13 miles
London Heathrow - 25 miles
London West End - 36 miles

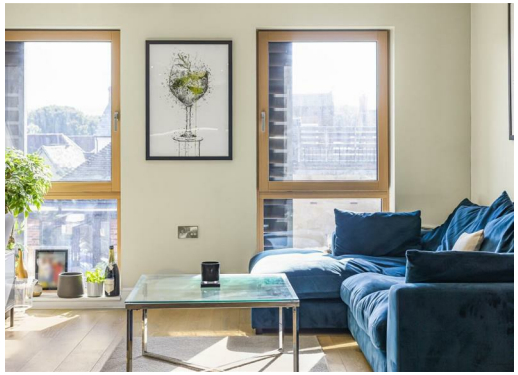
Schools
Primary Schools - Badgemore Primary, Trinity Primary, Sacred Heart Primary
Secondary Schools - Gillotts School
Sixth Form - The Henley College
Prep School - Rupert House School
Buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Moulsford, Lambrook, Abingdon School and St Helen and St Katharine Abingdon.

Leisure
River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding. There are several gyms in the town, including the popular F45 gym, also located in Gardiner Place.

Phyllis Court Club is a private members country club fronting the River Thames just downstream from Henley Bridge.

Tenure - Leasehold, expiring in 244 years
Annual Service Charges: £3010 p/a
Local Authority - South Oxfordshire District Council
Council Tax - Band C

Services
Mains gas, electric, water and drainage
Broadband: ultrafast FTTP



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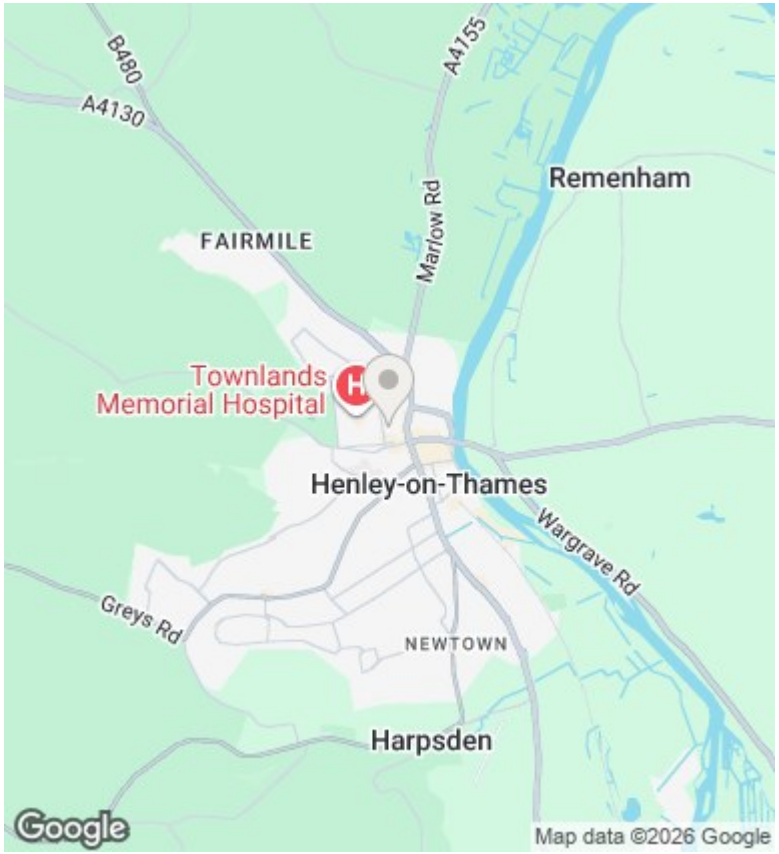
Approximate Gross Internal Area = 72.51 sq m / 780.49 sq ft

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306115)

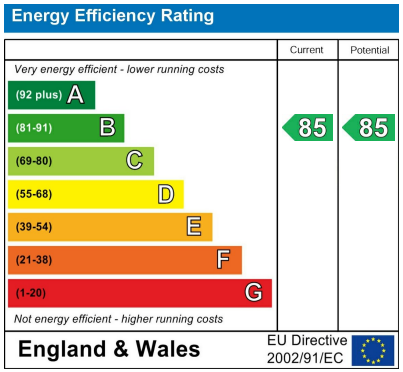


Directions

From the Kings Road (Waitrose) car park in central Henley, walk towards the market square. Before you pass Majestic Wine Warehouse and pass into the alleyway, turn left on the pavement and walk towards the rear of TG Jones. Elizabeth House is on the right-hand side past the parking barrier. What3Words: ///unlucky.compound.tangling

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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