PHILIP BOOTH ESQ.

8 Daceberry Court Remenham Hill, Henley-On-Thames, Oxon, RG9 3EW

£400,000

- A modern 2-bedroom first floor apartment
- Modern fitted 'Shaker' style kitchen
- Bathroom with white suite
- Share of Freehold
- Benefitting from a lift to the upper floors
- Principal bedroom with recently refurbished en suite
- 2 allocated secure car parking spaces
- Sitting room with private balcony with views
- Bedroom 2 with fitted wardrobes
- Communal grounds with access to footpaths

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Offered for sale with no onward chain, a well-presented 2-bedroom first floor apartment situated to the rear of this purpose-built block, benefitting from a balcony with an outlook over the communal grounds and the open countryside beyond. Well-proportioned accommodation extending to approximately 710 sq ft, together with the considerable benefits of a lift and covered secure parking.

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Council Tax Band: D

ACCOMMODATION
An in-and-out driveway with electric gates opens to the secure car park.

A front door with entry-phone system opens into the communal entrance hall, with a lift and stairs to the first floor.

The front door to the apartment opens into an entrance lobby and a corridor leads to the accommodation.

The sitting room has a stylish herringbone-patterned floor, a decorative fire surround with a power point, a rear aspect with a large picture window and a glazed door which opens to the balcony, with an outlook over the communal grounds.

The kitchen is fitted, with a good range of 'Shaker-style' wall and base units with work surfaces over. Integrated appliances include a dishwasher, a built-in electric oven, a gas hob with an extractor hood over, integrated larder style fridge/freezer, and a washer/dryer.

There are two good-sized double bedrooms, both with fitted wardrobes.

The principal bedroom has a rear aspect and built-in wardrobes. The luxury fully-tiled en-suite shower room has a recently fitted suite comprising a shower cubicle, a low-level w.c. and a wash-hand basin.

Bedroom 2 has a window looking into the central courtyard.

The bathroom has a white suite comprising a panelled bath with tiled surround, a low-level w.c. and a wash hand basin.

Daceberry Court is approached from Remenham Hill via security gates and sits within particularly attractive communal grounds, with mature trees, established planting and areas of lawn creating a wonderfully green setting. A lift serves the building and there is a secure allocated parking space under a covered residents' parking area with further spaces for visitors and service vehicles, which provides a further practical advantage. The security gates are remote-controlled using a residents' fob or by entering a code on the gate.

LOCATION
Living in Remenham Hill
Remenham Hill is situated approximately 1 mile from Henley town centre. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line.

Maidenhead M4 Junction 8/9 - 8 miles
High Wycombe M40 Junction 4 - 9 miles
London Heathrow - 20 miles
London West End - 30 miles

Schools
Primary Schools - Crazies Hill CofE Primary School
Secondary Schools - Gillotts School, The Piggott School
Sixth Form - The Henley College, Berkshire College of Agriculture
Prep Schools - Rupert House School
Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure
River pursuits including boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the Flower Pot

pub.

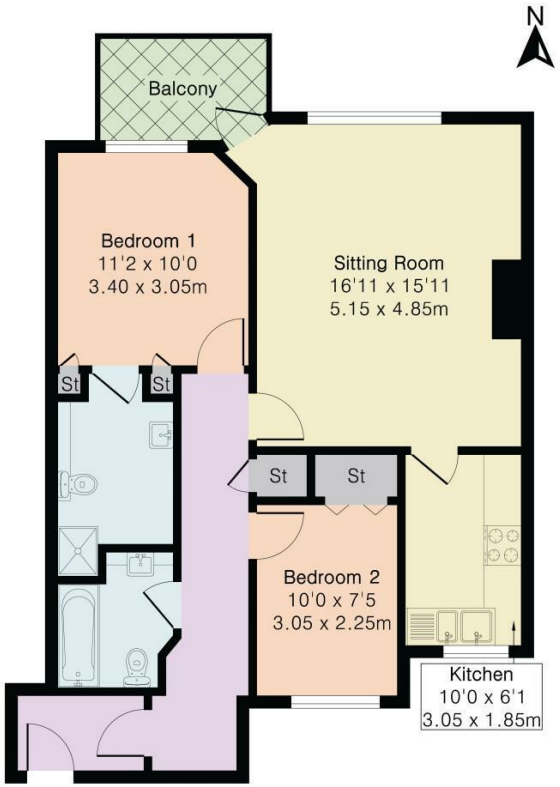
Golf clubs include, Temple, Hennerton, Castle Royale Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court country club is situated on the river just downstream from the Henley town centre.

Tenure - Share of Freehold - 125 years from 25 December 1998
Service Charges- £2,400 per annum
Local Authority - Wokingham Borough Council
Council Tax band - D

FOR SALE

Approximate Gross Internal Area 742 sq ft - 69 sq m



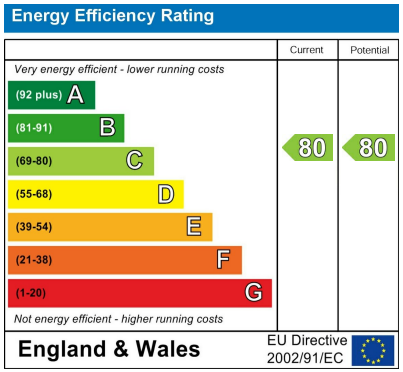
First Floor

Directions

From our office in Station Road, turn right into Reading Road and Duke Street and at the central traffic lights turn right into Hart Street. Leave Henley town centre over the bridge and continue up White Hill. On entering Remenham Hill the property will be found on the left hand side after approx 1 mile. Parking can be found at the rear of the property.

Viewings

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



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