

SIMMONS & SONS



Hobbs End, Henley On Thames £1,500 PCM

A well presented 1st floor, 3 bedroom duplex apartment situated in a quiet cul de sac, just a short walk to Henley town centre. Available unfurnished from early September.

- Spacious duplex apartment
- Close proximity to town centre
- Unfurnished
- 3 bedrooms, 2 bathrooms
- Off street parking
- Available early September

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LIVING SPACE

Entrance hall leads to large lounge diner with bay windows, separate fully fitted kitchen, 2 double bedrooms and family bathroom. The upper floor has a large master bedroom with fitted wardrobes and a further bathroom with walk in shower.

TOWN INFORMATION

Henley on Thames is a vibrant historical market town on the banks of the River Thames, famous for the annual Henley Regatta. There are a wide variety of shops, pubs and restaurants in the town as well as the Kenton Theatre, Regal Cinema and the River and Rowing Museum. The popular towns of Windsor, Marlow and Oxford are also within easy reach.

The train station offers rail access to London Paddington via Twyford and motorways can be reached via Junction 4 of the M40 at High Wycombe or Junction 8/9 of the M4 at Maidenhead. Reading can be reached by car in under 30 minutes via A4155 or via the regular bus services.

SERVICES

Mains services, electric heating (no gas). South Oxfordshire District Council tax band E

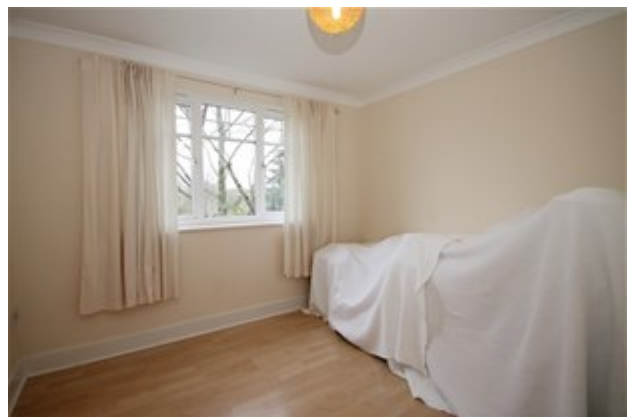
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To book an appointment to view this property please phone the Henley Lettings branch on Tel: 01491 571111 and quote ID: 71260.

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Viewings via: Simmons & Sons, 32 Bell Street, Henley-on-Thames, Oxon, RG9 2BH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
863 sq ft. (80.2 sq.m.) approx.

1ST FLOOR
328 sq ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA - 1191 sq ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12022