EARLES
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Flat 10 Blackthorn Court, Chestnut Walk, Henley-In-Arden, B95 5GN

Offers In The Region Of £89,500

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A delightful one-bedroom ground floor apartment located in the sought-after Blackthorn Court. This light-filled and modern home enjoys an enviable position within the development, featuring double-aspect windows, a re-fitted kitchen and contemporary shower room.

The well-presented accommodation briefly comprises: a welcoming entrance hall with generous storage, a bright lounge with views over the communal grounds, a stylish kitchen with integrated appliances, a spacious bedroom with built-in wardrobes, and a modern shower room.

Additional benefits include heating and hot water, which are covered by the management charge.

This apartment is situated on the ground 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 10 Blackthorn Court is situated on the ground floor.

The front door opens into:-

Entrance Hall
With radiator, telephone intercom, emergency alarm system, storage cupboard with automatic lighting, shelving and hanging rail. Airing cupboard housing the hot water cylinder and fitted shelving.

Lounge
Dual aspect with UPVC double glazed windows to the front and side, radiator, feature fireplace with space for an electric fire and timber surround over.

Kitchen
A range of wall, base and drawer units with wooden effect work surfaces over, inset sink unit with chrome mixer tap over, UPVC double glazed window to the front, built in 'Lamona' oven, inset 4-ring electric hob with chrome chimney style extractor hood over and integrated fridge/freezer.

Bedroom
With UPVC double glazed window, radiator, two built in wardrobes with hanging rail and shelving, and matching chest of drawers.

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

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 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 if Citizen Housing Association (Birmingham).

Council Tax:
Stratford-on-Avon District Council - Band C

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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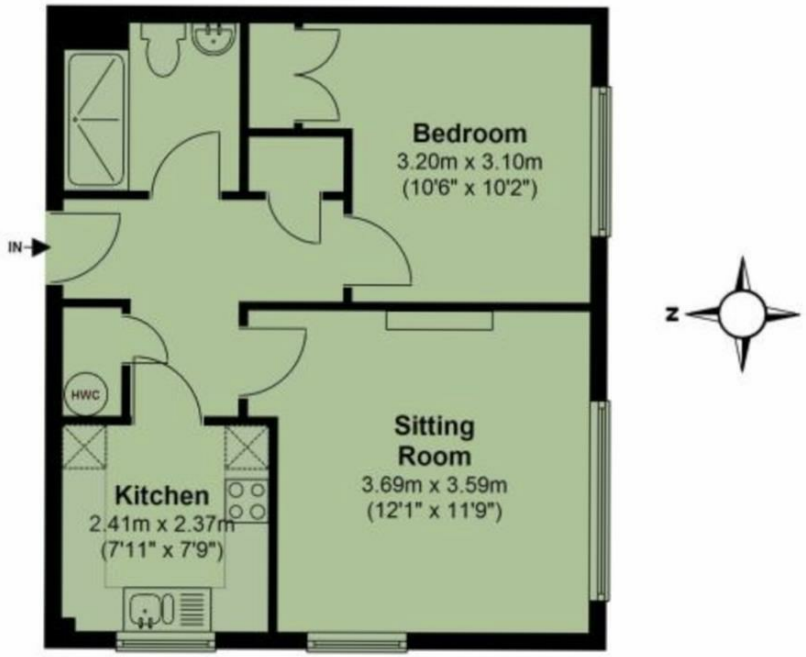
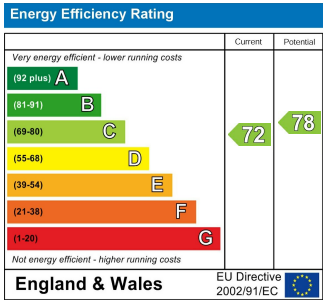
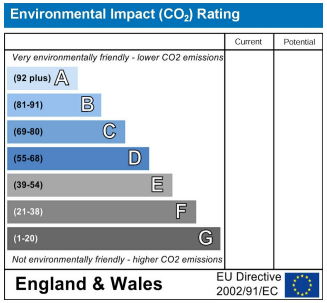
10 Blackthorn Court, Henley in Arden

Total area: approx. 42.9 sq. metres (462.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Ground Floor