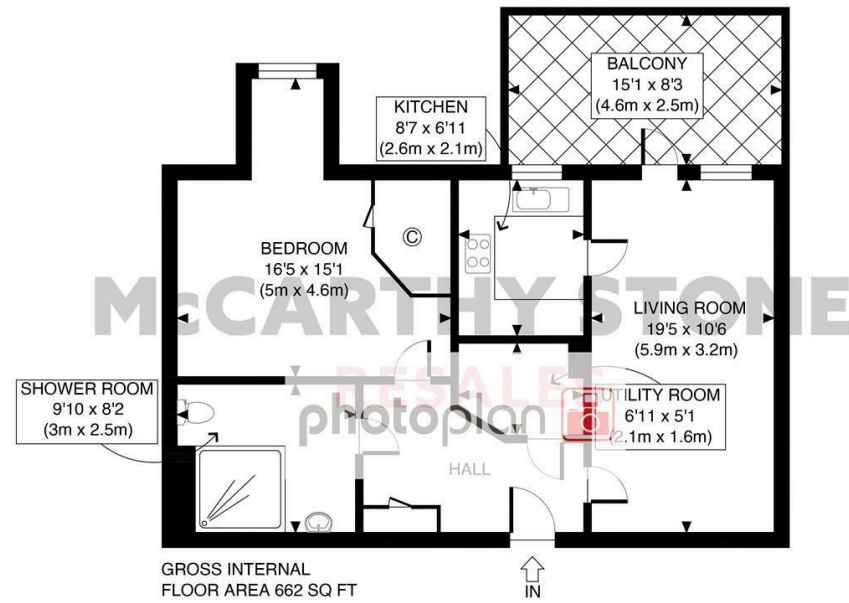


46 Albert Court

345 Reading Road, Henley-On-Thames, RG9 4HE



APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT / 62 SQM	Albert Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 18/05/23
	photoplan

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers over £280,000 Leasehold

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# 345 Reading Road, Henley-On-Thames

1 bed | £280,000

## Summary

Albert Court is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a modern fully fitted kitchen, fitted and tiled shower room, separate WC, spacious bedroom and double aspect living room with balcony. Communal facilities include a Bistro style restaurant serving freshly prepared meals daily and a club lounge where social events and activities take place. A typical social weekly calendar comprises; scrabble afternoon, coffee morning, film night, bridge club, cheese & wine evening or a day trip to the theatre. Other features include a wellbeing suite/hairdressing salon and landscaped gardens with seating areas. As well as each apartment having its own washer/dryer there is a fully equipped laundry room, mobility scooter store with charging points and if your friends or family members wish to stay there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. Albert Court home owners receive one hour of domestic support per week included within the service charge with additional services including a laundry and ironing service, care and support available at an extra charge however, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Albert Court is conveniently located on Reading Road and is in close proximity to an array of amenities. A Tesco superstore is just a stones throw away, and offers groceries, clothing and a pharmacy right on your doorstep. Home to the prestigious Henley Royal Regatta, and several other popular events and festivals throughout the year, this town offers something for everyone. The town centre is known for it's quaint boutiques, and boasts an array of eateries. This is the perfect location for those that would enjoy a stroll along the River Thames. Mill and Marsh Meadows recreation grounds lie next to the river and have many family activities on offer, from boat hire to a 'pitch

and putt'. Henley provides excellent access to surrounding towns by road or rail, with the M4 and M25 easily accessible, and the railway station close by.

## Entrance hall

Front door with spyhole leads to the entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in utility/storage and airing cupboard housing a Gledhill 'pulsacoil' hot water cylinder, Vent-axia' air filtration/heat exchange system, shelving for linen and towels. Doors lead to the bedroom, living room and shower room.

## Living room with balcony

A very well presented and spacious double aspect living/dining room benefitting from a glazed french door with windows to side opening onto a large balcony with external lighting and tree top views over the landscaped gardens. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted modern style kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink and drainer with chrome mixer tap. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback. Electrically operated window.

## Bedroom

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. Raised electrical sockets. TV and phone point and ceiling lights. Window looking over the tree tops, landscaped gardens.

## Shower room

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Partially tiled walls and wet room flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

## Service charge

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: 10,053.70 per annum (for financial year end 31/06/2026). The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Leasehold

999 years lease from the 1st June 2018  
Ground Rent £435 per annum  
Ground Rent Review Date: June 2033

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

