



**5 Tudor Court
Henley-in-Arden, B95 5AP
£1,300 PCM**

Tudor Court

Tudor Court is a select development located just off the Henley-in-Arden High Street on School Road. The property is approached via security gates and benefits from two parking spaces; one of which is under cover). A front door opens into a communal hallway which leads to a flight of stairs for the first floor flats and Number 5 only. The apartment has its own landing and the front door opens into:

Entrance Hall

Fully carpeted, with two cloaks cupboards, one housing the gas fired central heating boiler.

Living Room

11'5" x 14'9" (3.5m x 4.5m)

With half glazed door from the hall, full length double doors opening to juliet balcony, overlooking the communal gardens, coal effect gas fire in feature surround, fitted carpet, radiator.

Kitchen

8'10" x 11'5" (2.7m x 3.5m)

Leading from the living room, with tiled floor, wood effect wall and base units, laminate work surface, gas hob, electric oven, microwave, fridge freezer, washer/dryer, dishwasher, window overlooking the rear.

Bedroom One

12'1" x 8'2" to wardrobe fronts (3.7m x 2.5m to wardrobe fronts)

With a long range of fitted wardrobes, window overlooking the rear, fitted carpet, radiator, door to

En Suite Shower Room

5'2" x 6'6" (1.6m x 2.0m)

With low level W.C., wash hand basin, shower cubicle with folding door, floor tiling and to walls to full height, extractor fan.

Bedroom two

9'2" x 7'6" max. (2.8m x 2.3m max.)

With radiator, fitted carpet, window to rear.

Bathroom

7'10" x 5'10" (2.4m x 1.8m)

With Velux window, fitted carpet, bath with tiled surround and 'telephone' shower attachment, wall tiling to part height, low level W.C., wash hand basin, heated towel rail.

Communal Gardens

Residents have access to the beautiful communal gardens.

Additional information

Services:

Water, gas, electricity and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 50 Mbps and highest available upload speed 8 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - Band D

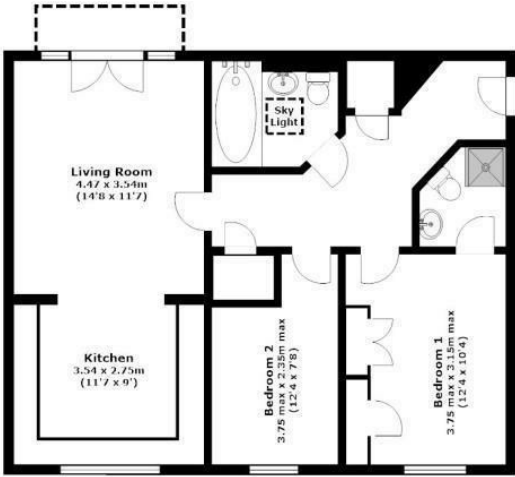
Fixtures & Fittings:

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).

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Floor Area Approx: 66m² (710 ft²)

This floor plan is provided as a guide to room layout only. It is not to scale and should not be relied upon as a statement of fact.

