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**O.I.E.O £275,000 Leasehold**

**1 Bedroom, Bungalow - Semi Detached**

10, Bowling Court The Fairmile, Henley-On-Thames, Oxfordshire, RG9 2LE

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Bowling Court

Bowling Court is arguably one of the most sought after retirement developments in the popular market town of Henley-On-Thames. Set just off The Fairmile (A4130), the development is situated within close proximity to Henley Town Centre, which offers an array of shopping facilities, restaurants, supermarkets and lovely river walks. The local train station is also approximately 1 mile distant and provides direct access to London Paddington.

Bowling Court offers a mixture of apartments and bungalows, all set within well maintained communal gardens, which offer a gorgeous place to wonder and relax or even, to enjoy a Tai Chi class with fellow residents.

The Local Housing Manager is on hand to support the Owners and keep the development in perfect shape as well as working with the Owners, arranging many regular events.

Bowling Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year by the Careline team. A Careline alarm and secure entry system provide unrivalled peace of mind.

Bowling Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Bowling Court requires any resident to be over the age of 55 with any second occupier being over the age of 50.



# Property Overview

## **\*\*ONE BEDROOM RETIREMENT BUNGALOW WITH PATIO\*\***

Churchill Sales & Lettings are delighted to be marketing this one bedroom semi-detached bungalow. The property offers spacious accommodation and boasts it's own private patio with garden views.

The Kitchen is accessed via the Hallway with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There are two built-in waist-height ovens, a built-in microwave, 4-ring hob with extractor hood over, a fridge, freezer and built-in washer/dryer. Windows allow for light and ventilation and provide views of the communal gardens.

The lounge offers plenty of space for living and dining room furniture along with multiple built-in cupboards providing ample storage. Double doors open onto an Owners private patio area.

The Bedroom is a good-sized double room with plenty of space for additional furniture. A large window keeps this lovely bedroom bright and light.

The shower room offers a large shower tray with handrail, a WC and wash basin.

Perfectly complementing this wonderful bungalow are two storage cupboards located off the hallway.

Call us today to book your viewing at Bowling Court!



# Features

- One bedroom retirement bungalow
- Ideally situated close to Henley town centre for shops and amenities
- 24 hour careline system for safety and security
- Owners Lounge and Kitchen
- Parking for owners and visitors
- Wonderful gardens which include a fishpond
- A Guest Room with Shower room is available for your friends and family to stay in.
- Owners communal laundry
- Regular visiting hairdresser



# Key Information

Service Charge (Year Ending 31st March 2027):  
£3,610.73 per annum

Ground Rent: Not collected at this development

Council Tax: Band D

A new 99 year lease will be issued upon purchase.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, garden maintenance and Local Housing Manager.

A 2.5% of the final selling price + 0.5% for every year owned transfer fee is payable by the seller.

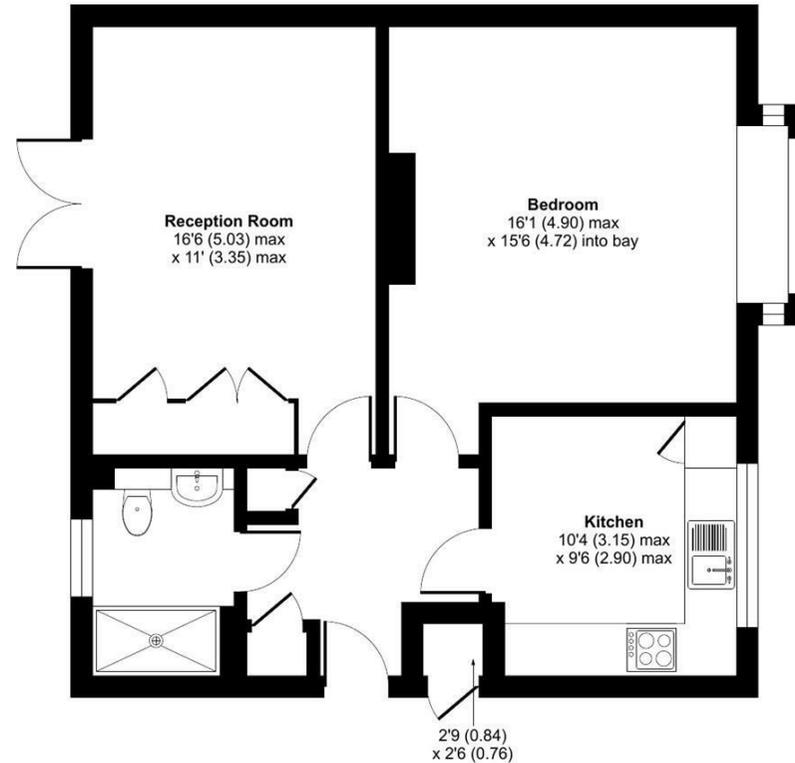
EPC Rating: E

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 627 sq ft / 58.2 sq m  
Outbuilding = 5 sq ft / 0.5 sq m  
Total = 632 sq ft / 58.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1196879



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