



The Garden Flat

1 River Terrace

Henley on Thames

RG9 1BG

A wonderful updated and recently refurbished two-bedroom apartment with private rear garden and shared front garden with stunning views over the River Thames, set in the heart of the town centre.

Guide Price £449,000

SITTING ROOM with WOOD BURNING STOVE
FULLY FITTED KITCHEN
TWO BEDROOMS
BATHROOM with SHOWER OVER
PRIVATE REAR GARDEN with SIDE ACCESS
GAS CENTRAL HEATING
SHARED FRONT GARDEN with
VIEWS OVER THE RIVER THAMES



Location

Located right in the heart of Henley on Thames, with the station and town centre a short stroll away. The town offers comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and public houses, all very close by. There is a weekly market, in the town square and Henley railway station offers an excellent service into London Paddington and connection to the Queen Elizabeth Line (Crossrail). The river Thames of course offers many attractions, including the international annual Royal Regatta, as well as various music festivals. There are excellent state and private schools all within walking distance.

The Property

The Grade II listed period building, is one of seven prominent Riverside town houses, this garden flat has recently been refurbished, offering two bedrooms, a generous sized Living room with wood burning stove, well fitted kitchen and modern newly fitted bathroom. Having its own private rear garden and shared use of the front garden, offering idyllic views over the River Thames.

Accommodation

Wrought iron gate with steps and gravel path, communal lawn and seating area, steps down to double doors, opening into the sitting room.

Sitting room with fireplace, wood burner with attractive fire surround, bedroom two/study off with wall lights and shelving. There is an inner hall with tiled floor, extending to the rear and into the kitchen and bathroom. The kitchen is attractively fitted to two walls with wood worktops, Villeroy & Boch double sink, Smeg double oven & induction hob, larder unit, wall cupboards and space for washing machine. Dining area, recessed ceiling lights. Bedroom with fireplace recess, cupboards to recesses and fitted wardrobes to one wall. The bathroom has a white suite, with independent shower over the bath, WC and vanity wash basin, part tiled with heated towel rail.

Outside

The rear garden is raised, with lawn and two garden sheds, concrete path and wrought iron side gate, accessing the front.

Cupboard housing the Glow Worm gas boiler.

Services

All main services with gas central heating.

Tenure

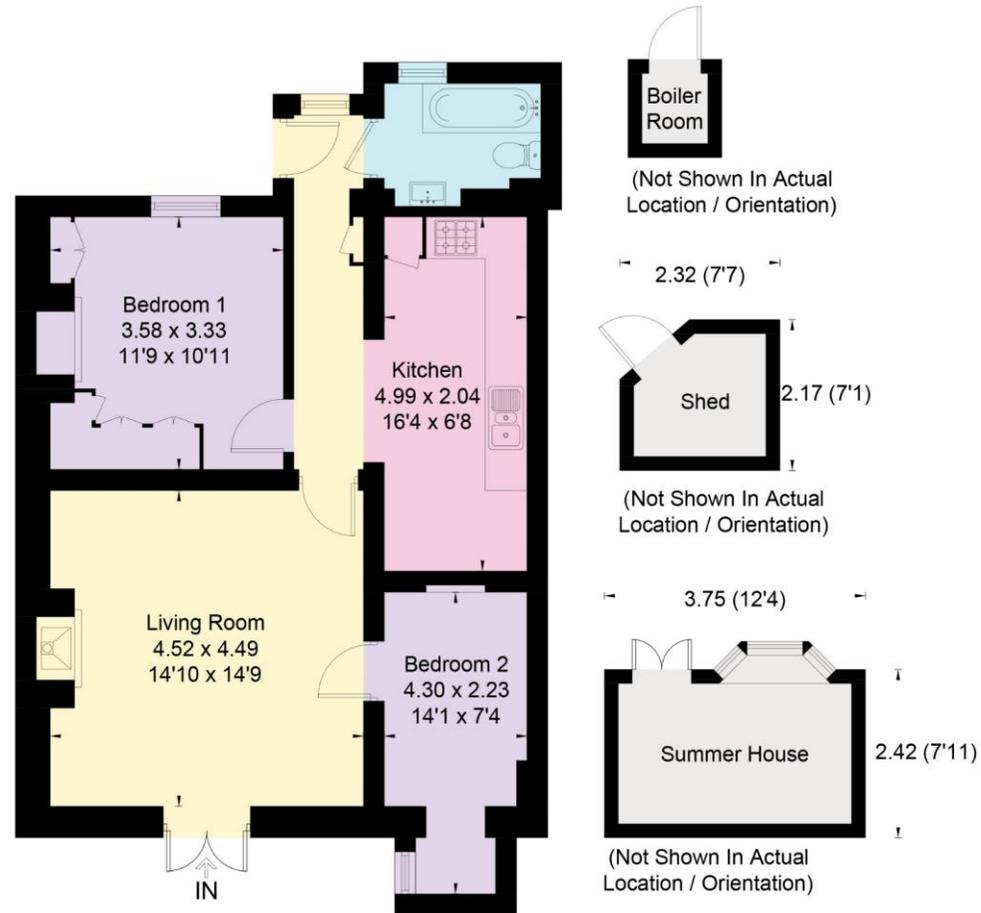
999-year lease from 25 December 1977

Service Charge- Approx £840 per annum

Council Tax Band D South Oxfordshire District Council



Approximate Floor Area = 65.9 sq m / 709 sq ft
 Outbuildings = 7.6 sq m / 82 sq ft
 Total = 73.5 sq m / 791 sq ft
 (Excluding Shed)



Lower Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92289

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

RJ Richard Jackson
 PROPERTY CONSULTANTS

