



**George House 119-121 High Street
Henley-in-Arden, Warwickshire B95 5AU
£275,000**

Located in the heart of Henley-in-Arden, George House is an impressive Grade II listed building dating back to the 17th Century, formerly known as The George & Dragon Inn. Sympathetically renovated in 2017, this select development of just five luxury apartments beautifully combines period charm with high-quality contemporary fittings and finishes.

Apartment 5 is situated on the second floor and in brief, the accommodation comprises; spacious double bedroom, modern shower room, generous sitting room, stylish fitted kitchen, and allocated parking securely positioned behind gated access.

Offering low-maintenance living in a highly sought-after location, this property is ideally suited to buy-to-let/holiday let investors, first-time buyers, downsizers, or those seeking a "lock-up-and-leave" home.

A composite door gives access to the communal entrance lobby.

A staircase rises to the second floor and the front door to Number 5 opens into:

Entrance Hall

With Velux window, exposed beams, leaded light window to the side, fitted shelving, and vintage-style column radiator. Door into:

Sitting Room

14'9" x 12'5" (4.50m x 3.80m)

With exposed beams, leaded light windows (with secondary glazing) to the front and rear, and vintage-style column radiator. Opening and steps down into:

Kitchen

14'9" x 10'2" (4.50m x 3.10m)

With hatch giving access to the loft void (with ladder), window (with secondary glazing) to the front, "SieMatic Matt Laminate" fitted kitchen with a range of wall, drawer and base units with composite stone work surface over, inset stainless steel sink with chrome mixer tap over, built-in "Siemens" oven with integrated microwave, inset 4-ring "Siemens" induction hob with fume extractor over, integrated "Siemens" fridge-freezer, built-in "Siemens" dishwasher, coloured glass to splashback areas, and "Panaget Tufau" oak flooring. Sliding door into:

Utility Area

7'6" x 5'2" (2.30m x 1.60m)

With lighting, power, and space and plumbing for a washer/dryer.

Bedroom

13'1" x 11'5" (4.00m x 3.50m)

With exposed beams, leaded light window (with secondary glazing) to the front, and vintage-style column radiator.

Shower Room

With Velux window, 3-piece "Porcelanosa" suite comprising; shower cubicle with mains 'rain head' shower over, low level WC with concealed cistern, floating wash hand basin with mirrored cabinets (with hidden shelf) and chrome mixer tap over, "Porcelanosa" tiling to the walls to full height, chrome ladder-style heated towel rail, and "Amtico" flooring.

Parking

The communal parking area is set behind secure electric gates, where there is allocated parking for one car. There may be an opportunity to purchase an additional parking space (by separate negotiation).

ADDITIONAL INFORMATION

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 80 Mbps and a predicted highest available upload speed of 20 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor and in-home

Three - Good outdoor

Vodafone - Good outdoor and in-home

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

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.

Flood Risk:

This location is in 'Flood Zone 3'. However, the vendor has advised that the property has never flooded during their ownership and the buildings insurance is provided on standard terms. For more information, please visit:
<https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the loft void.

Tenure:

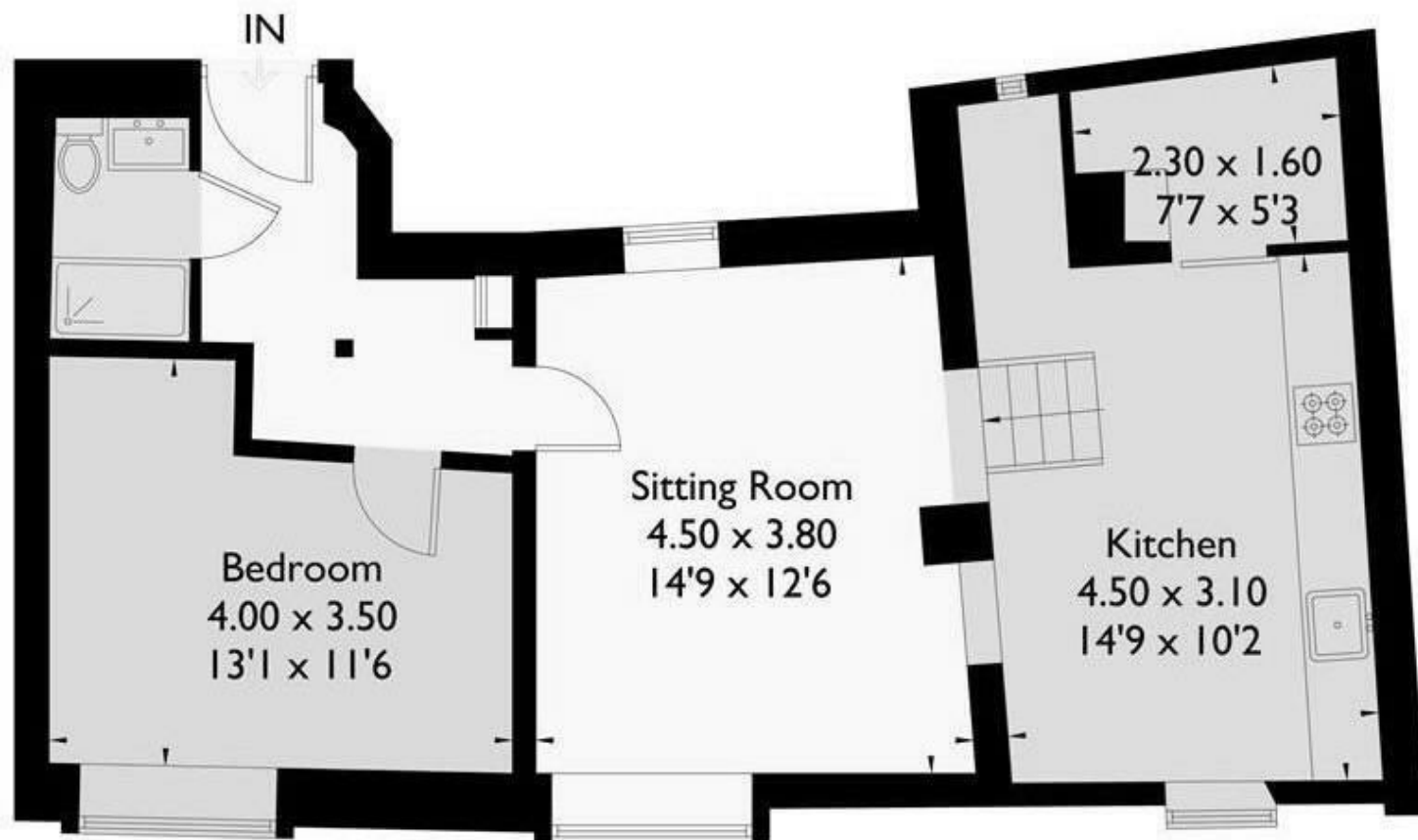
The property is Leasehold, with a term of 150 years from 1st June 2017 (141 years remaining). We understand that the ground rent is £200 per annum and the service charge is approximately £1,084 per annum, which covers the maintenance and upkeep of the electric gates, fire alarm system and grounds, together with the shared electricity costs for communal areas and buildings insurance.

Viewing:

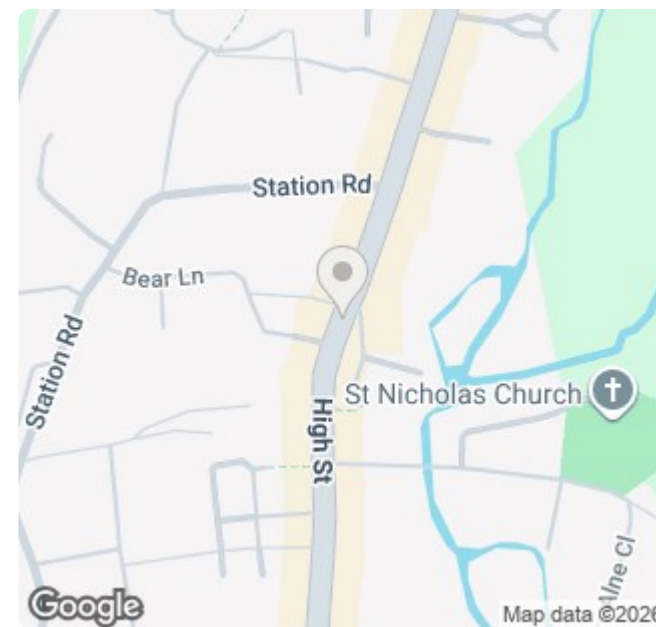
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

