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**Apt. 43 Aspen Court Chestnut Walk  
Henley-In-Arden, Warwickshire B95 5GP**

**Offers In The Region Of £137,500**

A lovely open plan first floor apartment situated in the sought after Aspen Court development in Henley-in-Arden. The property features a light and spacious dining kitchen, spacious hall, double bedroom with fitted wardrobes and modern shower room.

This apartment is situated on the first floor of Aspen Court which is part of the popular two building complex, Chestnut Grove, specifically aimed at over-60s/retirement. Residents will also have access to on-site parking, communal lounge, launderette and guest suite facilities and well-maintained gardens.

Chestnut Grove is located just a few minutes away from the Henley High Street providing many local amenities such as shops, pubs, restaurants, Post Office, dentist and doctor's surgery. The property further benefits from good rail, bus and road links to Stratford-upon-Avon, Birmingham and beyond while vehicular access is gained via Johnson Place.



Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, Aspen Court and Blackthorn Court, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park. Blackthorn Court features a communal laundry facility and Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Number 43 Aspen Court is situated on the first floor.

#### **Entrance Hall**

A large light and welcoming entrance hall with radiator, telephone intercom system and emergency control unit, airing cupboard housing the 'hot water tank and fitted shelving. Feature coving and storage cupboard.

#### **Lounge**

Feature fireplace with space for an electric fire and timber surround, radiator, feature coving, and UPVC double glazed window to the side.

#### **Open Plan Kitchen Diner**

This modern and spacious open plan kitchen diner features wall, base and drawer units with laminate work surfaces over and feature tiling to splash backs. Inset 1 1/4 sink unit with chrome mixer tap over, built in 'eye level' oven, inset 4-ring electric hob with chrome chimney style extractor hood over. Integrated fridge/freezer, dishwasher and automatic washing machine. Two UPVC double glazed windows to the side, feature coving and radiator.

#### **Bedroom**

With UPVC double glazed window to the side, radiator, feature coving and and fitted wardrobe, bedside cabinets and cupboards above.

#### **Shower Room**

Fully tiled luxury shower room comprising; quadrant shower unit with mains fed shower, pedestal wash hand

basin with chrome mixer tap over, low level W.C, radiator and extractor fan.

#### **Communal Lobby Area**

A communal seating area for residents to socialise.

#### **Laundry Room**

Located in Blackthorn Court. Large commercial washing machines and dryers where tokens can be collected from the warden on site, W.C.

#### **Communal Gardens**

A communal garden area with mature borders, laid to lawn area and a number of benches to sit.

#### **Additional Information**

##### **Services:**

Mains drainage, electricity and water are connected to the property. Heating and hot water is included within the service charge.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

##### **Tenure:**

The property is Leasehold with a term of 125 years from 1st January 1989. Vacant possession will be given upon completion of the sale. The Freeholder is Family Housing Association (Birmingham) Ltd.

##### **Service Charge**

The service charge is approximately £324 per month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent if Citizen Housing Association (Birmingham).

##### **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 794 343/01789 330 915).

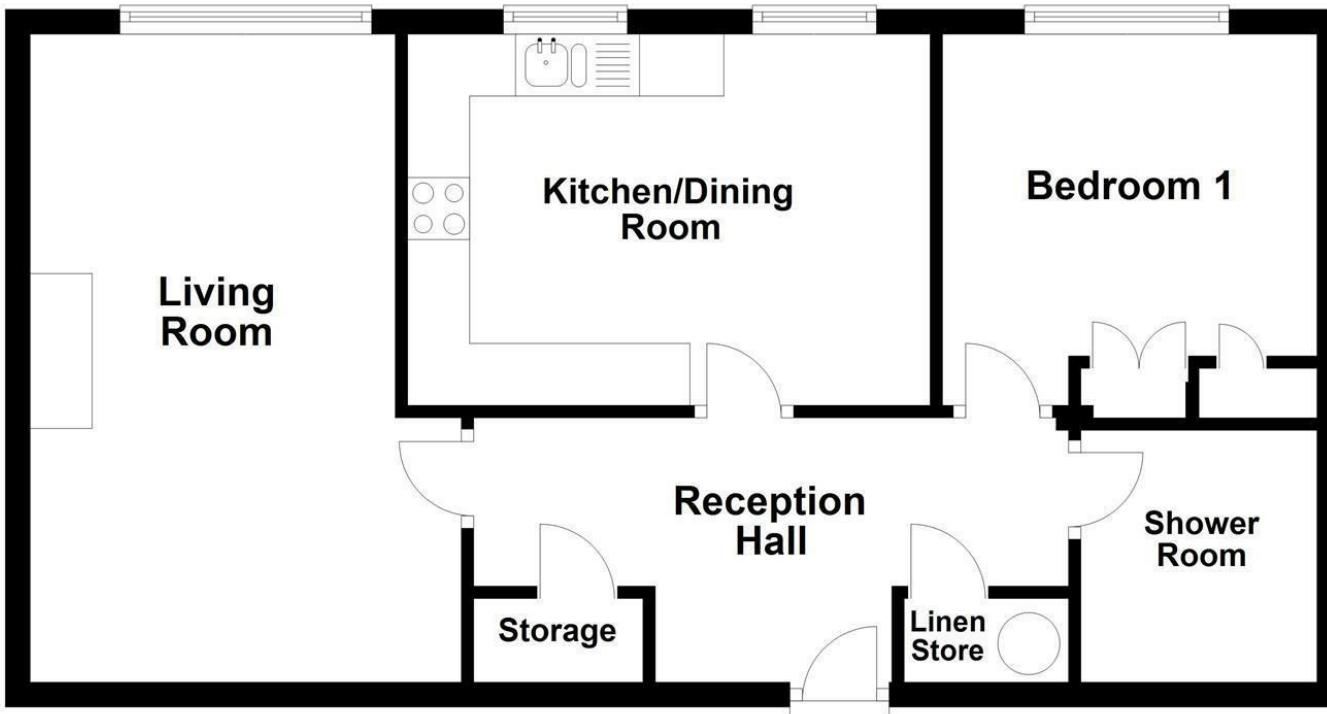
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## First Floor Apartment

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 54.3 sq. metres (584.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

