



Henley Park Court, High Street, Henley-in-Arden
Henley-In-Arden

GUIDE PRICE £229,950



Bedrooms: 2

Bathrooms: 2

Receptions: 1

Situated at the end of the Historic High Street with gated parking and garage. Two bedroomed top floor apartment. Living room, kitchen, bathroom and small balcony. No upward chain.

Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

Henley Park Court was completed in 1997 which comprises four town houses and twelve apartments. Number 11 is situated on the top floor and enjoys a pleasant outlook from all windows.





ENTRANCE HALL

Doors leading to:

LIVING ROOM

Fireplace surround with electric fire, electric heater, archway to the kitchen and double glazed doors to;

SMALL BALCONY

Walled surround.

KITCHEN

Fitted base, wall and drawer units, roll top worksurfaces, sink drainer unit, plumbing for washing machine, integrated fridge/ freezer, built in oven, electric hob and extractor over. Sink drainer unit, tiled splashbacks and double glazed window to rear.

BEDROOM ONE

A spacious double bedroom with double glazed window to front and Velux window, electric heater, airing cupboard and built in wardrobe.

BEDROOM TWO

Double glazed window to rear, electric heater and built in wardrobe.

SHOWER ROOM

White suite, WC, pedestal wash basin, corner shower cubicle, electric heated towel rail, tiled floor and walls.

OUTSIDE

The rear communal door leads to a small communal garden with paved path leading to the parking. Apt 11 owns the furthest garage on the right next to the electric gates with a parking space to the front of the garage.

GARAGE

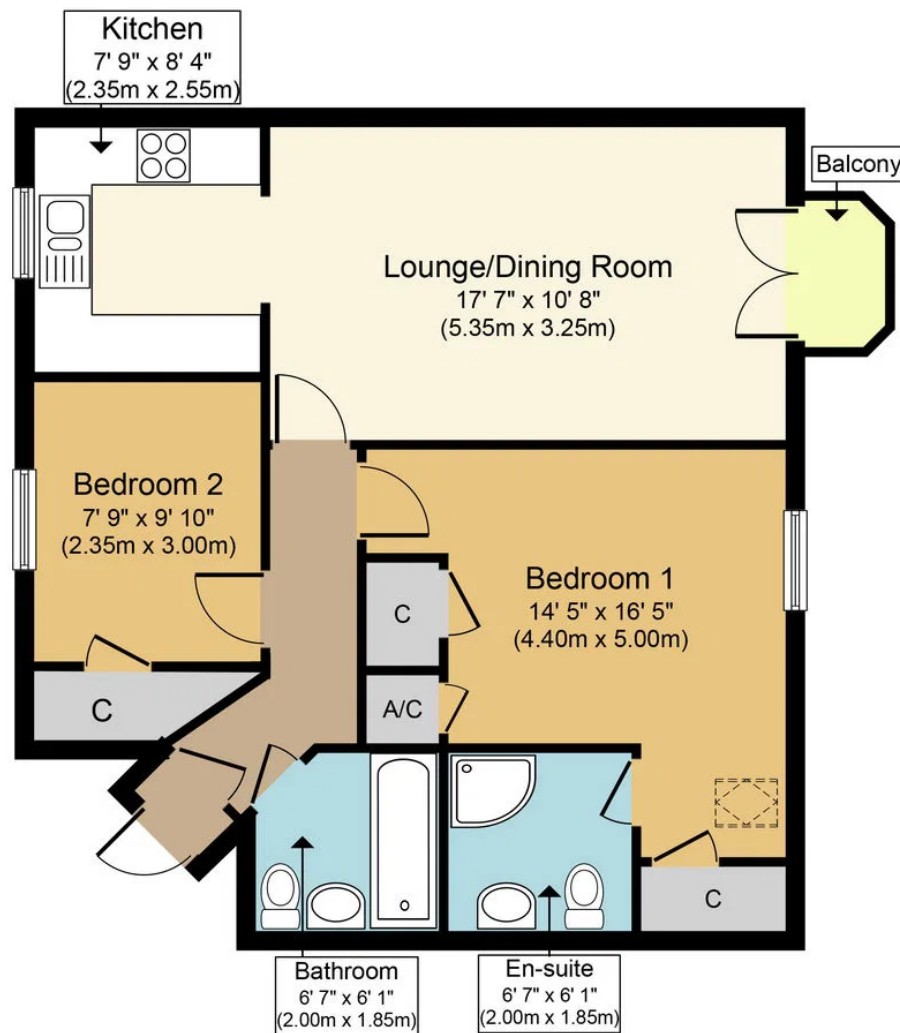
Up and over door.

Regrettably no Pets are allowed in the building. EPC C

Council tax band D. Share of freehold.

**VENDOR WILL PAY FIRST 2-YEARS
SERVICE CHARGE @ £1,200 PA (£2,400)**





Approximate Floor Area
662 sq. ft.
(61.5 sq. m.)

Approx. Gross Internal Floor Area 662 sq. ft. (61.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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