

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**LUKER AVENUE,  
HENLEY-ON-THAMES, RG9 2EZ**

**£235,000**

This beautifully presented one-bedroom ground floor apartment offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Situated just a pleasant 15-minute walk from Henley town centre, the property enjoys both convenience and a well-connected setting

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## LIVING/DINING ROOM

Light living room with a south west aspect



## KITCHEN

15ft Separate modern kitchen with space for cooker, fridge freezer, dishwasher and washing machine



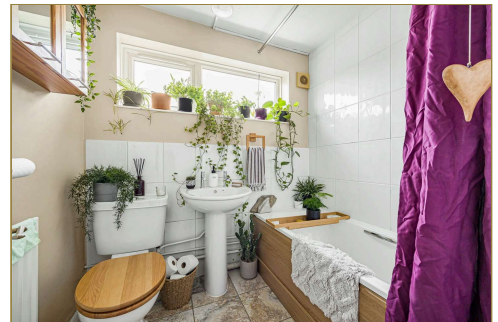
## BEDROOM ONE

Spacious bedroom with space for built in wardrobes



## BATHROOM

Modern fitted bathroom with shower over bath



## **COMMUNAL GROUNDS**

Well looked after communal garden



## **TENURE**

Leasehold

Original Lease - 125 years

Lease remaining - 104 years

Service charge including ground rent - £1,500 per annum

## **COUNCIL TAX**

Band B

## **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

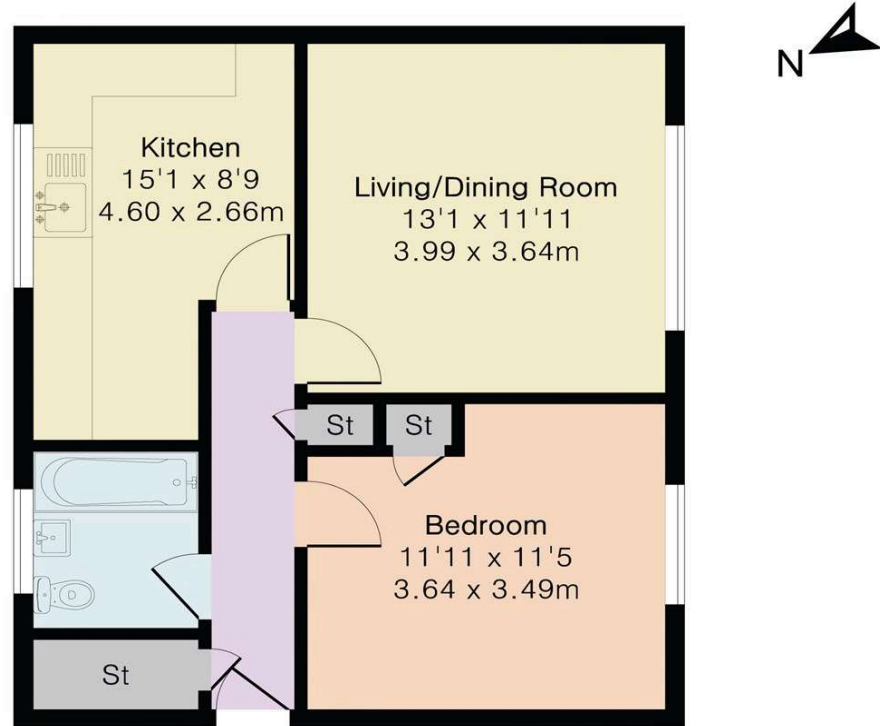
Energy Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2344-9670-2426-1041>

### FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 527 sq ft - 49 sq m**



Ground Floor

### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

