



EARLES
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**4 Beaudesert House,
Tanworth Lane, Henley-in-Arden, Warwickshire, B95 5RA**

Offers In The Region Of £150,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on Tanworth Lane, only a mile from the centre of Henley-in-Arden's historic High Street, this delightful ground floor maisonette briefly comprises; double bedroom, fully fitted bathroom, open plan kitchen/living room, access to communal garden, and off-road parking.

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

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants, both primary and secondary schools, a dental practice and doctors' surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles, respectively. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon.



This property is approached from Tanworth Lane via a tarmac driveway that provides off-road parking. The timber front door, with part-obscure glazed leaded light insert, opens into:

Open Plan Kitchen/Living Room

- Living Area

9'4" x 8'11" (2.85m x 2.74m)

With coving to the ceiling, inset coir mat, UPVC double glazed leaded light window to the front, door into built-in storage cupboard, and radiators.

- Kitchen Area

15'0" x 8'11" (4.58m x 2.74m)

With coving to the ceiling, wall and base units with roll top work surface over, inset stainless sink with hot-and-cold taps over, space for a freestanding cooker with 4-ring hob and chrome chimney-style hood over, space for a fridge-freezer, space and plumbing for a washer-dryer, tiling to splashback areas, and laminate flooring. Door into:

Bedroom

10'1" x 9'5" (3.09m x 2.89m)

With coving to the ceiling, UPVC double glazed leaded light window to the rear, built-in wardrobe with hanging rail, storage cupboard with louvered door and housing the "Procombi Exclusive" gas-fired central heating combination boiler, and radiator. Door into:

Bathroom

8'9" x 6'3" (2.67m x 1.92m)

With coving to the ceiling, obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with mains fed shower over, low level WC, pedestal wash hand basin with hot-and-cold taps over, shaving point, tiling to splashback areas, radiator, and laminate flooring.

Communal Rear Garden

Paved patio area, ideal for outdoor entertaining.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Variable outdoor
O2 - Variable outdoor
Three - Variable outdoor
Vodafone - Variable outdoor

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

Council Tax:

Stratford-on-Avon District Council - Band B

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 boiler, which is located in the bedroom.

Tenure:

The property is Leasehold, with a term of 169 years from 15th August 2008 (approx. 151 years remaining). We understand that the service charge is £75 per calendar month (£900 per annum), which covers roof repairs, hedge cutting, painting gutters and window cleaning. The ground rent is peppercorn.

Viewing:

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

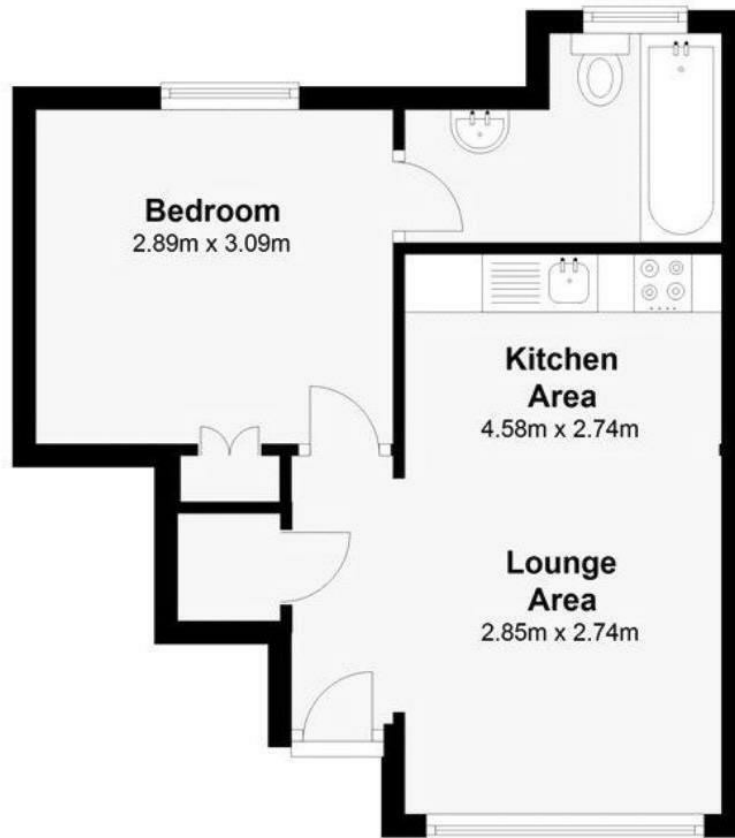
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Ground Floor

Approx. 30.1 sq. metres



Total area: approx. 30.1 sq. metres

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
74	75		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

