



30 Hart Street Henley-on-Thames
Oxfordshire RG9 2AU
Sales **01491 412888**
Lettings **01491 412999**
Associated London Office 020 7079 1470
Email sales@jacksonsresidential.com

jacksons



94 NORTHFIELD END **Henley-on-Thames RG9 2JN**

A beautifully presented terraced house within a level walk of the town centre and benefiting from ground floor cloakroom and first floor bathroom.

**SITTING ROOM
DINING ROOM/BEDROOM THREE
KITCHEN/BREAKFAST ROOM
CLOAKROOM
TWO BEDROOMS
FIRST FLOOR BATHROOM WITH SHOWER
PATIO GARDEN**

£1,295 per calendar month
Council Tax Band E
Unfurnished
Available Now
Viewing strictly by appointment

94 Northfield End, Henley-on-Thames RG9 2JN



Directions

From our office in Hart Street, turn right at the central traffic lights into Bell Street and proceed down to the mini roundabouts at the junction with Marlow road; continue over the roundabouts into Northfield End and the property will be found after a short distance on the right.

IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.

Local Authority

South Oxfordshire District Council.

Viewing

By appointment with Jacksons on 01491 412999

Damages Deposit

A deposit of not less than the equivalent of one and a half months rent is to be paid against damages and breaches of the Tenancy Agreement. Where a pet is residing at the property, a two month deposit will be held.

Agreement Fee and Deposit Registration Fee

A fee of £125.00 plus VAT (£150) is charged to the Tenant/s for the preparation of the Tenancy Documents.

Inventory

An Independent Inventory Clerk will be appointed to draw up a report detailing the contents and condition of the property unless otherwise specified within the Agreement. The charge for the preparation of this Inventory and 'check in' is met by the Landlord.

Referencing Fees

We apply to a Credit Reference Agency for a financial and personal reference grading. A charge of £50.00 plus VAT (£60) per reference will be made. In the event of a Guarantor reference being required a charge of £50.00 plus VAT (£60) will be made per Guarantor. Should the Tenancy not proceed after references have been checked the charge is non-refundable.

Reservation Fee

A Reservation Fee (equivalent to ½ months rent) will be due upon reservation of the property until all references, credit searches and the Tenancy Agreement have been completed. Should the references/searches prove to be unsatisfactory or the Landlord withdraw this Reservation Fee will be refunded less our administration fee of £250 plus VAT. It should be noted by prospective Tenant/s that should they withdraw at any time after payment of the Reservation Fee, they will forfeit this Reservation Fee in full. This Reservation Fee will be used towards the first months rent. We will issue you a Tenancy Agreement to be held on file subject to completion of satisfactory references on receipt of your reservation fee which will need to be signed and returned to us within five working days. In the event of Jacksons not receiving this document within this timeframe we reserve the right to re-offer the property back onto the market and your reservation fee will be returned less our administration fee.

Address: 94, Northfield End, , HENLEY-ON-THAMES, RG9 2JN
RRN: 0247-2853-6136-0521-8146

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	54	58	(39-54) E	45	48
(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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		