



Henley Grange, Stratford Road, Henley-in-arden, B95 6AE

Guide Price £414,950

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

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Situated in the heart of picturesque Henley-in-Arden, this spacious first floor apartment offers a rare opportunity for luxury living in a private and secure setting. Accessed via an electric gated entrance, you will find two convenient parking spaces awaiting your arrival.

This property is offered with no upward chain, making it an attractive option for those looking to make a smooth and swift transition into their new home.

In addition to the stunning property itself, Henley-in-Arden boasts a wealth of nearby points of interest. Take a leisurely stroll through the historic town center, with its charming shops and cafes. Explore the beautiful surrounding countryside, perfect for outdoor enthusiasts and nature lovers alike.

Approach - Accessed via a private driveway with electric entrance gates, gravelled driveway leads to the building with two parking spaces to the front.

Communal Entrance Lobby - Communal entrance door with intercom security system, smoke alarm, lift and stairs to upper floors. The apartment is situated on the second floor with a light and spacious landing, the front door opens into:-

Entrance Hall - With radiator, doors to two bedrooms, two bathrooms and double doors opening into:-

Open Plan Living Room And Kitchen - 8m x 4.86m min / 5.16m max (26'2" x 15'11" min)

Living Area - 5.07m x 4.86m

Dual aspect with double glazed window to the side and double glazed doors to Juliet balcony to the rear. Two radiators, feature log burning stove with tiled hearth and integrated wine cooler.





Kitchen - 5.16m x 2.93m

A range of high gloss wall, base and drawer units with square edged work surfaces over and matching up-stands, feature tiling to splash backs, inset 'FRANKE' 1 1/4 sink unit with chrome 'Brita' filter mixer tap over. Built in 'Bosch' electric oven, inset 'Zanussi' 4-ring electric hob with extractor hood over, integrated 'Bosch' dishwasher, built in eye level 'Bosch' microwave, space for an 'American Style' fridge freezer, double glazed window to the side. Double doors open into:-

Pantry - 1.41m x 0.92m (4'7" x 3'0") - With power and lighting.

From the kitchen, double doors open into:-

Utility Cupboard - 1.63m x 0.83m (5'4" x 2'8") - Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted 'Alpha' combination boiler.

From the lounge, a door opens into:-

Bedroom One - 3.92m x 3.57m (12'10" x 11'8") - Double glazed window to the rear, radiator, built in storage cupboard with lighting and fitted shelving, wall mounted T.V connection point, door opening into:-

Dressing Area - 2.21m x 1.45m (7'3" x 4'9") - Fitted with hanging rails, shelving and drawer units, door opening into:-

Jack And Jill Bathroom - Luxury 4-piece suite with panelled bath, walk in shower unit with mains fed 'Drench Head' shower over with secondary shower attachment, low level W.C with concealed cistern, vanity unit with twin wash hand basins, tiled floor and tiling





Cont.... double glazed obscure window to the side, chrome ladder style heated towel rail, feature inset shelving with automatic lighting.

Bedroom Two - 3.97m 3.67m (13'0" 12'0") - With radiator, double glazed window to the front and two fitted wardrobes with dressing table in between. Wall mounted T.V connection point and door opening into:-

Jack And Jill Shower Room - 2.55m into shower x 1.45m (8'4" into shower x 4'9" - Walk in shower unit with mains fed 'Drench Head' shower over with secondary shower attachment, vanity unit with inset wash hand basin, low level W.C with concealed cistern, chrome ladder style heated towel rail, extractor fan and tiling to splash backs.

Bedroom Three - 2.58m x 2.31m (8'5" x 7'6") - With radiator and double glazed window to the rear.

Communal Gardens - Well maintained communal grounds with electric gated access ensuring privacy and security. The apartment has two allocated parking spaces.

Tenure:

The property is Leasehold with a share of the freehold. Term : 999 years from 1 July 2013.

Service charge approximately £2600 per annum which includes; gardening, lighting, maintenance of the electric gates, common areas and lift. Managed via Shepherds Management on behalf of Henley Grange Management Company.

Council Tax:

Stratford-on-Avon District Council - Band D





Second Floor

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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