PHILIP BOOTH ESQ.







Flat 1, 17 Bell Street, Henley-On-Thames, Oxon, RG9 2BA

£485,000

- A spacious town centre apartment
- A modern fitted kitchen
- Bathroom with bath and shower cubicle
- Town centre residents parking scheme
- Communal entrance with secure entry system
- Principal bedroom with en suite
- Private west-facing roof garden
- Open-plan reception room with full height windows
- Double bedroom with glazed door to the roof terrace
- Term : 199 years from and including 1 January 2017 to and including 31 December 2216

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Flat 1, 17 Bell Street, Henley-On-Thames RG9 2BA

A beautifully-presented and well-proportioned first-floor 2 double bedroom, 2 bathroom apartment in Henley town centre above reputable retailer Holland & Barrett. Renovated in 2017 featuring big windows, high ceilings and polished wooden floor boards. Wide, well-kept communal stairs provide access to a storage area, and 2 further properties. With a private west-facing roof terrace. 191 years remaining on the lease.

2 2 1 D

Council Tax Band: C





ACCOMMODATION

A communal entrance hall with secure entry system and front door leads in to the entrance lobby with stairs leading up to the first floor.

A private front door opens into the entrance hall with engineered wood flooring with under floor heating throughout.

The property offers light and spacious accommodation, including a large L-shaped reception room with a living room and dining room and kitchen. A door to the rear opens to a west-facing private roof terrace garden, which has ample space for garden furniture — an ideal spot to take in the setting sun.

The open-plan kitchen has a good range of modern fitted wall and base units with a fitted electric single oven with an induction hob and extractor hood over, an undermount sink unit with mixer tap, and integrated appliances including a dishwasher and fridge/freezer.

The reception area features floor to ceiling picture windows looking our over bustling Bell Street and recessed spotlighting.

Bedroom 1 has a front aspect with a door opening to the en suite shower room, which features a modern white suite comprising a fully tiled shower cubicle with glass door, a vanity wash hand basin with cupboard under and a low level w.c. and ceramic tiled floor.

Bedroom 2 has a range of fitted wardrobes and steps up to a glazed door leading out to the west-facing roof terrace garden.

The large bathroom has a panel enclosed bath with tiled surround, a fully tiled shower cubicle, a vanity hand wash basin with cupboard under and a low level w.c. with a concealed cistern.

LOCATION

Living in Bell Street

For those who enjoy town centre living, this has to be the perfect location being just metres away from the elegant town hall and the town square, which holds a bustling market every Thursday. If you enjoy eating and drinking then there is plenty of choice within a short walk from the apartment.

Henley town centre has a Waitrose supermarket as well as a Sainsburys Local and a host of interesting independent shops and boutiques. There's a 3 screen cinema, the historic Kenton theatre and the Old Fire Station Gallery, which is available to hire and holds regular art exhibitions.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line 55 minutes.

Reading - 8 miles
Maidenhead M4 Junction 8/9 - 10 miles
Stokenchurch M40 Junction 5 - 13 miles
London Heathrow - 25 miles
London West End - 36 miles

Schools
Primary Schools - Badgemore Primary, Trinity Primary, Sacred Heart Primary
Secondary Schools - Gillotts School
Sixth Form - The Henley College
Private - St Mary's School, Rupert House School,
Buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Moulsford, Lambrook, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Phyllis Court Club is a private members country club fronting the River Thames just downstream from Henley Bridge.

Tenure - Leasehold
Local Authority - South Oxfordshire District Council
Council Tax - Band C





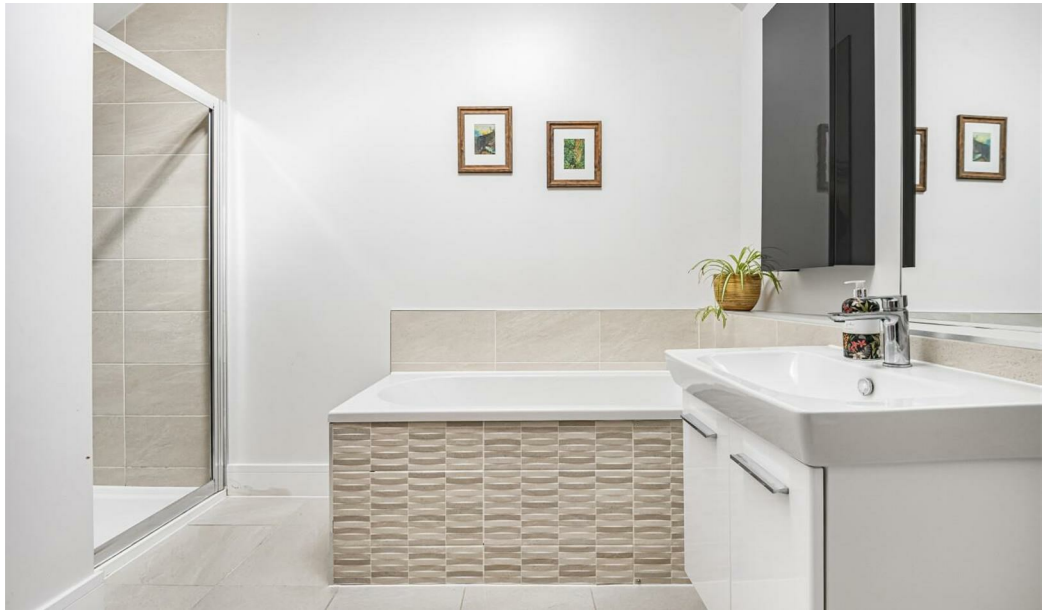









Holland&Barrett





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Approximate Gross Internal Area = 81.81 sq m / 881 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238624)

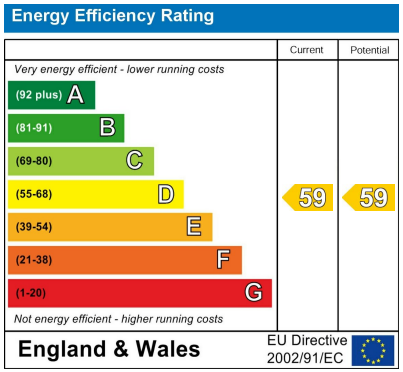


Directions

From our office in Station Road, turn right into Reading Road towards the town centre. At the traffic lights continue into Duke Street. At the central traffic lights continue into Bell Street where the property will be found on the left above Holland and Barrett

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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