PHILIP BOOTH ESQ.

6 War Memorial Place, Henley-On-Thames, RG9 1EP

£250,000

- A 1-Bedroom retirement bungalow
- Modern shower room
- Manager on Site
- Sitting/Dining Room
- Double bedroom
- Communal residents lounge
- Fitted kitchen
- Communal Grounds
- No onward chain

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

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Offered with no onward chain - A delightful 1-bedroom bungalow with modern kitchen and bathroom. Situated within a popular retirement development providing independent living with well tended communal gardens and benefitting from a communal lounge.

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Council Tax Band: D

ACCOMMODATION
A step and part glazed front door opens into an entrance hall with a useful storage cupboard.

The main reception room has an electric fire with tile surround and hearth and wooden mantle piece. There is a large bay window with southerly aspect, overlooking the communal gardens which provide pleasant places to sit, especially in the summer months.

The kitchen is well equipped and has a range of eye and base level units, electric oven and hob, with space for fridge/freezer, washing machine and slim line dishwasher.

The double bedroom is a generous size and has a large built-in wardrobe and airing cupboard.

The shower room has a walk-in extra large shower cubicle, a w.c. and a wash-hand basin. The walls are predominantly tiled.

Within the main apartment block there is a large conservatory providing a communal residents lounge, perfect for meeting with friends and socialising.

There is a manager on site in the mornings, five days a week and the bungalow benefits from emergency pull-cords in every room providing quick response, thus ensuring additional support and peace of mind.

Services: Mains electricity, Economy 7 electric heating, Mains water and drainage.

LOCATION
Living in War Memorial Place

War Memorial Place is a popular retirement development, situated just off the Harpsden Road to the south of Henley town centre. There is a bus stop just metres away with a regular bus service to Henley town centre. In addition the Henley Handy-bus visits regularly and also provides trips to Reading. The development has a communal residents lounge and Rose Garden.

There is a Tesco superstore approximately 1/4 of a mile away, Smarts Fish Bar, which is very popular with Henley residents and the Three Horseshoes pub are both within walking distance.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford TfL Elizabeth Line) 55 minutes.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Leisure
River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

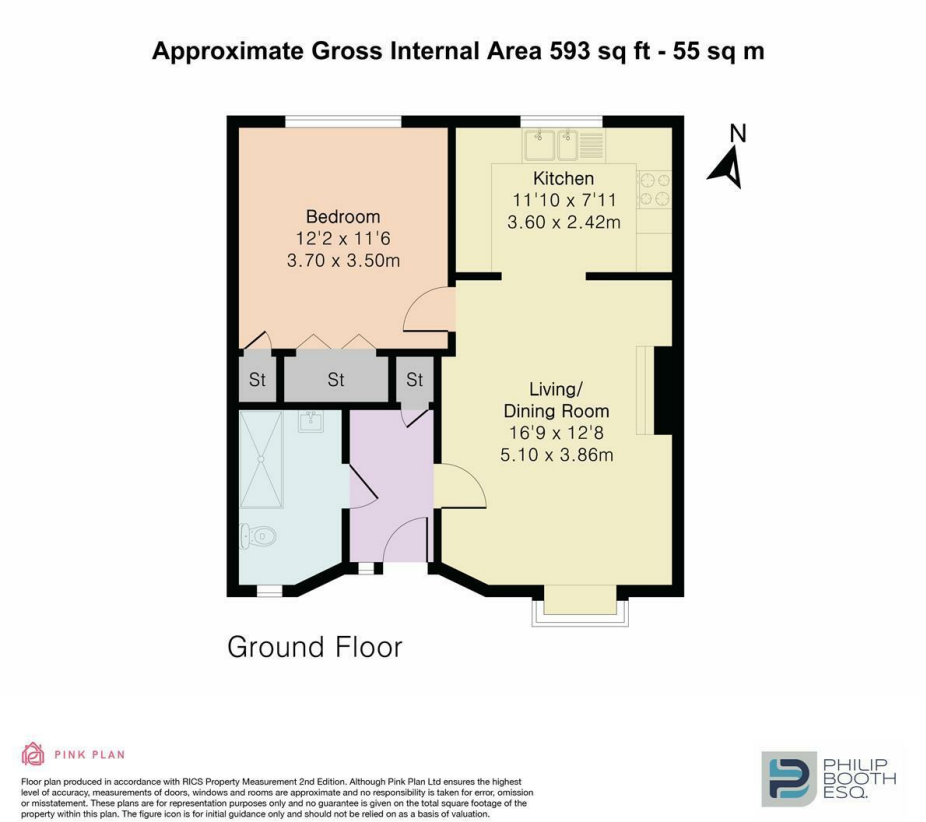
Leasehold: 139 years from 1989, 102 remaining

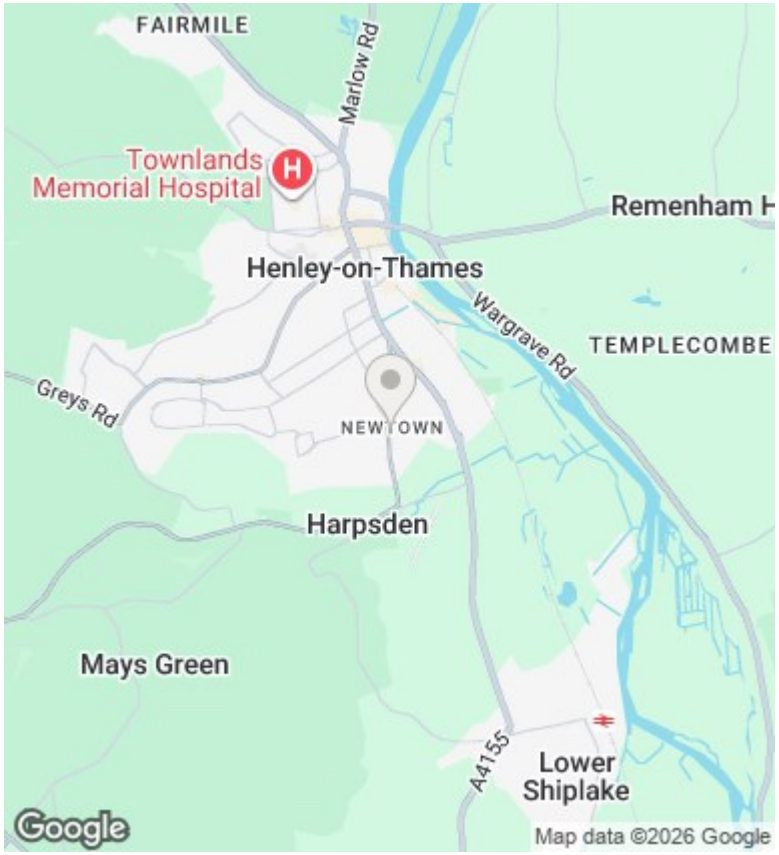
Ground Rent is £300 per year and paid half yearly to E&M

Monthly Service Charge is currently £238.13 and is paid to First Port

Estate Manager
First Port - 0333 3214063
On site Monday to Friday 9am to 12pm
On site Office - 01491 411320

Minimum Age - 60 years or if a couple, one of 55 years plus



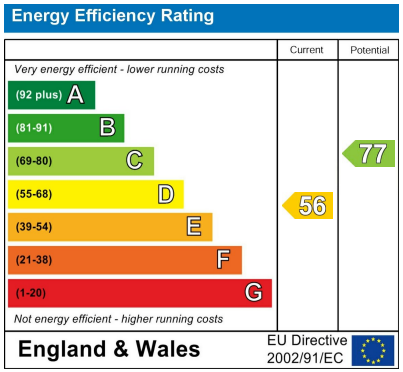


Directions

From our offices in Station Road turn left at the traffic lights into Reading Road and continue to the roundabout with the Three Horseshoes Pub on. Take the second exit into Harpsden Road and continue to the end where War Memorial Place will be found on the left hand side just after Wilson Avenue.

Viewings

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



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