PHILIP BOOTH ESQ.







11 Charles House Phyllis Court Drive, Henley-On-Thames, RG9 2HS

£695,000

- A light and spacious 3 bedroom 2nd floor apartment
- Modern kitchen with quality appliances
- Attractive, well-kept communal gardens
- No onward chain
- Unexpired lease of approx. 124 years
- Bright, spacious accommodation
- Garage with electric door
- Level walk to Henley town centre
- 2 modern bathrooms
- Perfect location for Phyllis Court Club members

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

sales@philipboothesq.com
www.philipboothesq.com

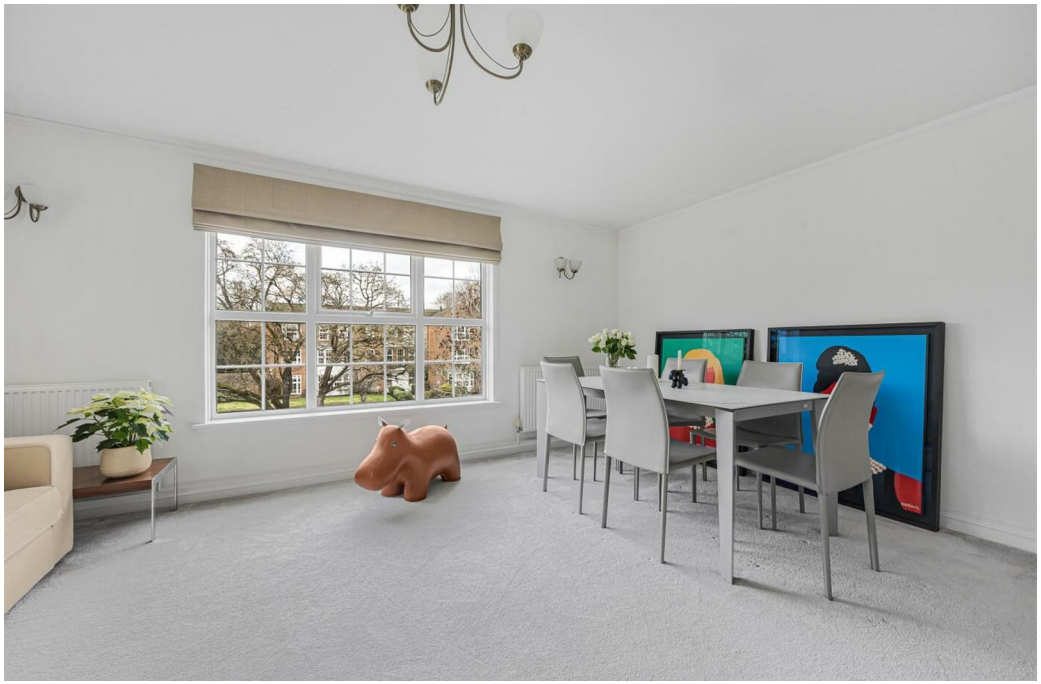
11 Charles House Phyllis Court Drive, Henley-On-Thames RG9 2HS

Offered for sale with no onward chain - A beautifully presented, light and spacious 3 bedroom apartment, situated within a highly desirable location on Phyllis Court Drive, just a short level walk to Henley town centre. The property is offered in excellent decorative order and has a modern kitchen and bathrooms. Benefitting from a long unexpired lease of approx. 124 years, has a garage in a nearby block and is close to Phyllis Court Club and sports centre.

3 2 1 C

Council Tax Band: F





ACCOMMODATION

This purpose-built apartment is ideally located on the 2nd floor with large picture windows providing tree top views and benefitting from light and spacious accommodation. Thoughtfully modernised throughout with a hi-gloss kitchen and 2 luxury bathrooms. Benefitting from gas fired central heating to radiators controlled via a Nest Wi-Fi thermostat, well tended communal grounds and a garage in a nearby block.

A communal front door with a secure entry system opens into to the communal entrance hall, with a door to the rear gardens and a sweeping staircase to the 2nd floor.

You enter the apartment via a private front door into an entrance hall.

The reception room measures nearly 17 ft in length and has a dual aspect with treetop views.

The contemporary kitchen is fitted with a good range of hi-gloss wall and base units with Corian work surfaces over with inset 1 1/2 bowl sink unit. High-quality Siemens appliances include an induction hob with an extractor over, double oven (one with a microwave) and a separate plate warmer. Integrated appliances include a dishwasher and fridge freezer.

The principal bedroom enjoys a rear aspect with built-in high specification solid wood wardrobes which include interior lighting, installed four months prior to the property coming on the market.

The shower room has a white suite comprising a shower cubicle with rainfall shower head and a hand-held shower, a w.c., a wash-hand basin and a heated towel rail.

Bedroom 2 has a rear aspect and is adjacent to the bathroom and shower room.

Bedroom 3 has a rear aspect and built in storage.

The luxury bathroom has a white suite comprising a panelled bath with a corner tap, a wash-hand basin and a w.c with a concealed cistern and stylish tiled walls.

Additional features include double-glazed windows, cavity wall and loft insulation, fitted window blinds, chrome light and wall fittings, and excellent built-in storage. A cupboard houses the gas fired boiler and has plumbing for a washing machine.

Garage and Communal Grounds

The property is served by a single garage in a nearby block measuring approx. 5.8m x 2.75m (19’0” x 9’0”), fitted with an electric up-and-over door, power and lighting. A communal storage area within the garage block provides useful space for items such as suitcases and larger belongings.

The communal gardens and grounds are particularly well maintained, with the rear aspect enjoying a sheltered, south-facing orientation.

Please note the property is not suitable for pets.

LOCATION

Living in Phyllis Court Drive

Phyllis Court Drive is a desirable private road leading to Phyllis Court Club, which is a prestigious riverside private members’ club, with hotel rooms, a modern sports centre with gym and swimming pool all set within immaculately maintained grounds. The property enjoys a level walk to the centre of Henley-on-Thames, a charming and historic market town surrounded by outstanding countryside, approximately 36 miles west of Central London.

Henley offers an excellent range of independent shops, award-winning restaurants, a theatre and a three-screen cinema. The town is internationally renowned for the Henley Royal Regatta and also hosts the Henley Festival of Music & Arts, the Henley Literary Festival and regular farmers’ markets. The Leander Club and the town’s rugby club are both within easy walking distance, while scenic riverside walks and access to the Chiltern Hills are close by.

There is a Waitrose approximately 0.25 miles away, The Brakspear flagship pub, The Bull on Bell Street and the popular Phyllis Court Club are both within walking distance.

Henley has a wide selection of shops, including 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 links with London Paddington (via Twyford Elizabeth Line/Crossrail) 55 minutes.

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

Leisure
River activities include multiple rowing clubs, canoe and kayak clubs and more recently Stand-up Paddle Board clubs. The world-famous Henley Royal Regatta takes place at the beginning of July followed by the Henley Festival of Arts. Marina facilities are available at Harleyford and Wargrave. Local golf clubs include Henley Golf Club and Badgemore Park Golf Club. Henley Rugby Club has an active social scene, and is a short walk from the property.

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.

Services and Tenure

Mains gas, electricity, water and drainage.
Fibre broadband available.
South Oxfordshire District Council – Council Tax Band F

Unexpired lease of approx. 124 years
Service charge: Approx. £3,600 per annum.

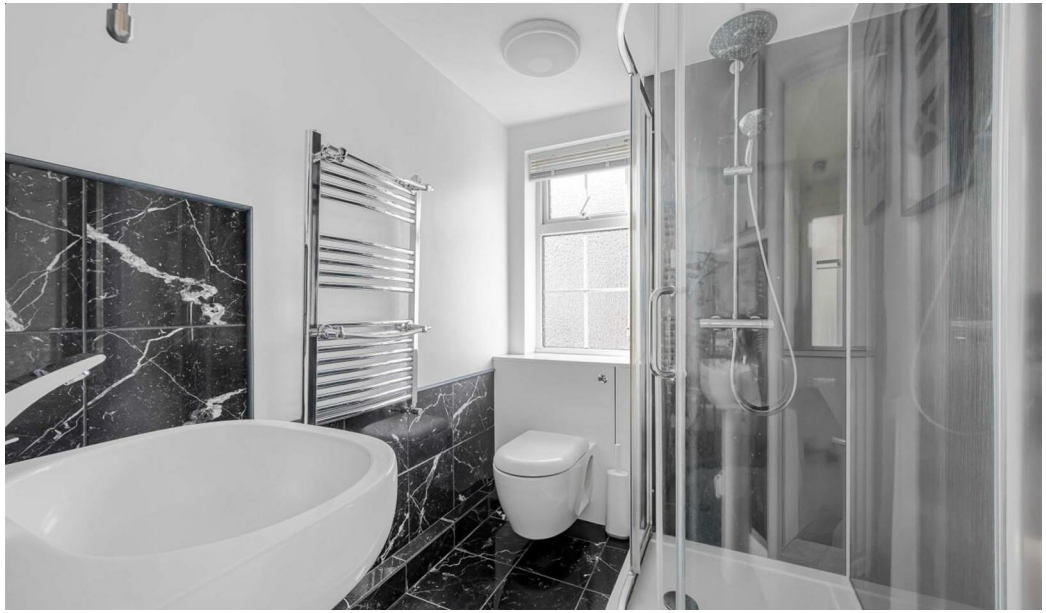










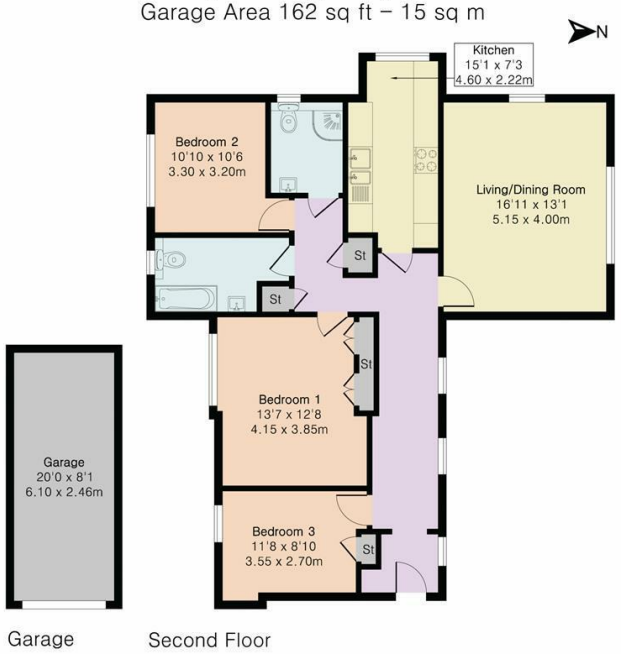








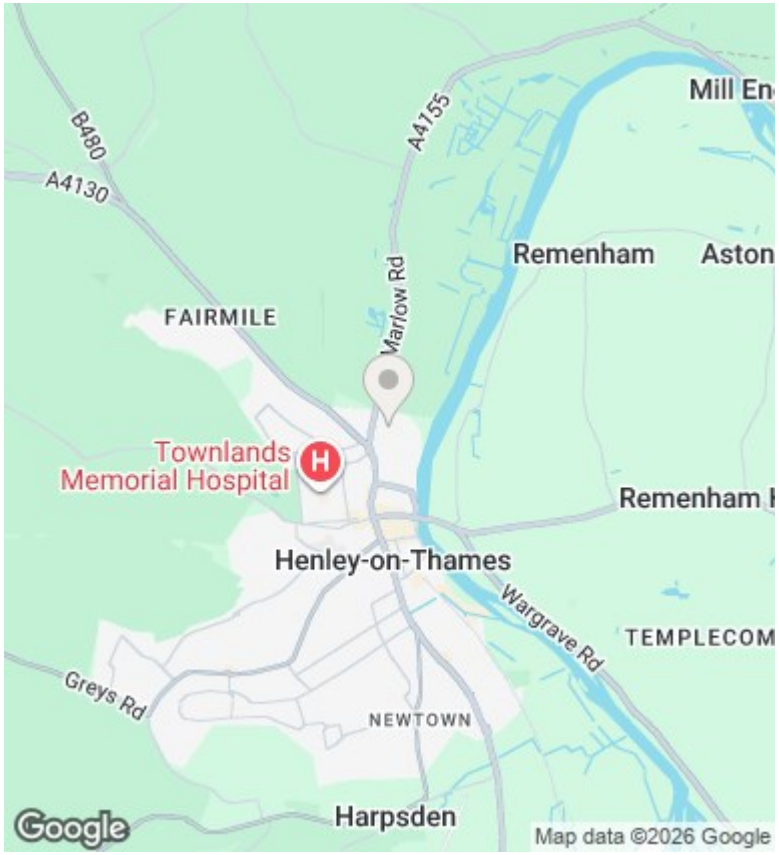
Approximate Gross Internal Area 1034 sq ft - 96 sq m
(Excluding Garage)
Garage Area 162 sq ft – 15 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PHILIP BOOTH ESQ.

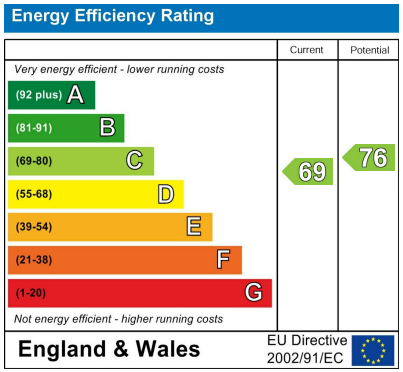


Directions

From our offices in Station Road, turn right at the traffic lights into Reading Road. Continue into Duke Street and across the crossroads in the centre of town into Bell Street. At the pair of mini roundabouts bear right into Marlow Road. Turn right into Phyllis Court Drive, where visitors parking can be found on the left by the garages. Finlay House is the 3rd apartment building on the right.

Viewings

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



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

sales@philipboothesq.com
www.philipboothesq.com