PHILIP BOOTH ESQ.







30A Bell Street, Henley-On-Thames, RG9 2BA

£375,000

- First-floor, one-bedroom apartment
- Peaceful rear-facing double bedroom
- Kitchen island with breakfast bar
- Central Henley-on-Thames location
- Bright open-plan kitchen and living room
- Integrated fridge freezer and dishwasher
- Secure allocated parking space
- Sash windows throughout
- NO ONWARD CHAIN

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

sales@philipboothesq.com
www.philipboothesq.com

30A Bell Street, Henley-On-Thames RG9 2BA

Offered for sale with no onward chain, a beautifully presented first-floor, one-bedroom apartment in the heart of Henley-on-Thames, with a secure parking space and a peaceful rear bedroom. The bright open-plan living space features a sash bay window and a contemporary kitchen with an island breakfast bar. Henley's shops, restaurants, riverside and railway station are all within easy walking distance.

1 1 1 C

Council Tax Band: B





ACCOMODATION

Offered for sale with no onward chain and set in the heart of Henley-on-Thames, this beautifully presented first-floor apartment that offers a rare combination of town-centre living, a peaceful rear bedroom and a secure parking space.

Upon entering the building from Bell Street, the carpeted communal hall has stairs leading to the apartment, which has an intercom entry system. The front door of the apartment opens into the entrance hall which leads through to the bright, open-plan kitchen, dining and living room which benefits from a sash bay window and a further sash window to the front elevation which brings plenty of natural light into the room. There is ample space for a comfortable seating area, while an island with a breakfast bar separates the living space from the kitchen.

The contemporary kitchen has white cabinetry, wood-effect flooring, an integrated fridge freezer and dishwasher, an induction hob with an extractor above, and space for a washer/dryer. Spot lighting gives the room a clean, modern finish, and there is a separate boiler cupboard.

The carpeted double bedroom is positioned at the rear of the building, away from the bustle of the street. It has a fitted wardrobe and a sash window to the rear elevation. The shower room has tiled walls and flooring, underfloor heating, a walk-in shower, vanity basin and heated towel rail. The rest of the apartment is heated by electric heaters, and a fire alarm is also fitted.

Externally there is an allocated parking space in a gated area located off Waitrose carpark and accessible via a coded boom barrier.

Henley’s shops, cafés and restaurants are on the doorstep, with the River Thames and railway station within easy walking distance. The secure parking space is a particularly valuable benefit in such a central location.

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 - 120 years remaining on the lease
Service Charge: £1,400 including building insurance
Local Authority - South Oxfordshire District Council
Council Tax - Band C






MOUNTAIN








WEIRD FISH





Approximate Gross Internal Area 456 sq ft - 42 sq m

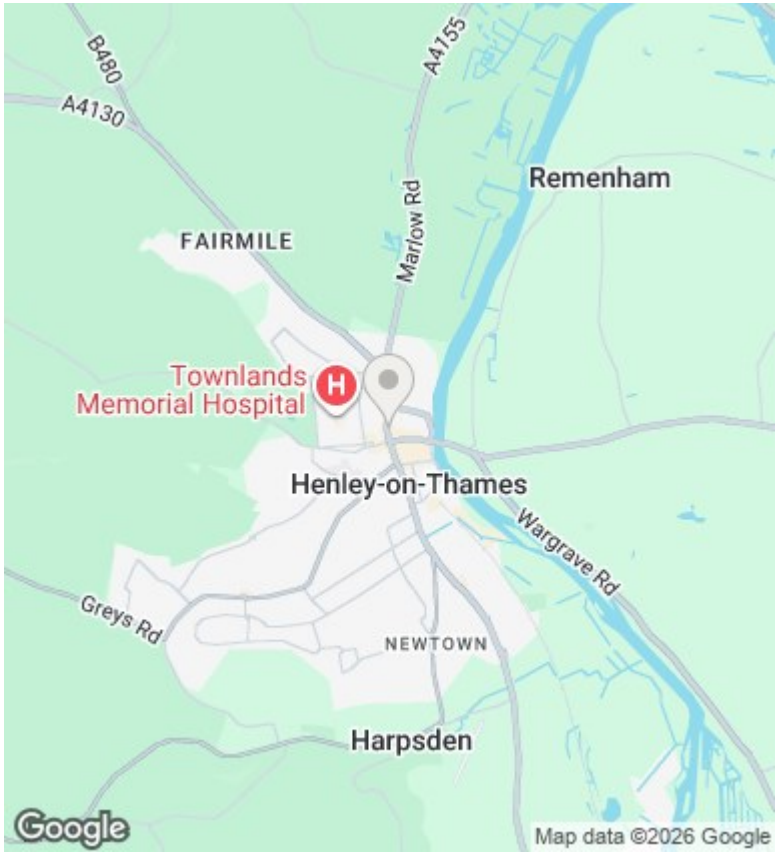


First Floor

PINKPLAN

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.

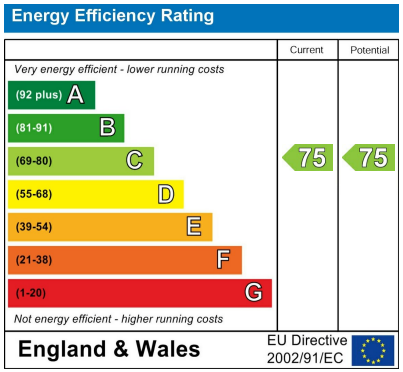
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Directions

Viewings

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



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