



## 24, Hewgate Court Meadow Road, Henley-On-Thames, RG9 1BD

£355,000

- A bright and spacious first floor flat
- Kitchen
- Communal gardens
- No onward chain
- 2-double bedrooms
- Tiled bathroom
- Single garage in a nearby block
- Dual-aspect sitting / dining room
- Electric heating
- Close to railway station and riverside walks

# Hewgate Court Meadow Road, Henley-On-Thames RG9 1BD

A 2-bedroom first floor flat, perfect for the commuter being just a few minutes walk from Henley railway station and conveniently situated close to the River Thames and Henley town centre. The property has a garage in a block and offers great potential to be modernised.



Council Tax Band: D



## ACCOMMODATION

A communal entrance has stairs that lead up to the first floor flat.

A dark-polished timber door gives access to an entrance hall, with storage cupboards and an airing cupboard housing the hot water tank.

The bright and spacious open plan reception room has a sitting area and a dining area. Dual-aspect, the room enjoys a large picture window which allows plenty of natural light to fill this carpeted reception room.

The kitchen contains a range of fitted wall and base units with work surfaces over. There is plumbing for a dishwasher and space for a fridge/freezer. There is also a picture window looking onto Meadow Road.

Bedroom 1 is a large double with plenty of space for cupboards, with two picture windows.

Bedroom 2 is another large double with built-in wardrobes and a picture window.

The bathroom is a white suite comprising a panelled bath with fully tiled salmon pink walls and includes a shower, a wash hand basin, a w.c. and a frosted window for ventilation.

### Outside

A door from the ground floor entrance hall opens to the rear garden.

There are communal gardens to the front and rear which are well-tended with a lawn, mature trees and wooden garden benches.

A single garage is located in a nearby block which provides parking for a small car or useful storage.

## LOCATION

Living in Henley?

Henley offers a wide range of shops, boutiques and art galleries, a three screen cinema, theatre and good restaurants. The town comes alive in the summer months with The Henley Royal Regatta and Henley Festival of Music & Arts.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Nearby Henley Station has direct links with London Paddington (via Twyford) with the Elizabeth Line and Great Western mainline approx minutes end-to-end.

Recreational facilities include golf at Henley, Badgemore, Temple golf clubs. Team sport for all ages at Henley Rugby Club, Henley Cricket and Hockey clubs. There are several local rowing clubs, rowing clubs including the world renowned Leander Club. In addition there are canoe clubs, Henley Sailing Club at Wargrave.

- Reading - 8 miles
- Maidenhead M4 Junction 8/9 - 10 miles
- Stokenchurch M40 Junction 5 - 24 miles
- London Heathrow - 25 miles
- London West End - 36 miles

Leasehold - 224 years from 14th January 1966 Service Charge - approx £1100 per annum

Local Authority - South Oxfordshire District Council Council Tax - Band D





## 24 Hewgate Court

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft  
(Excluding Garage)

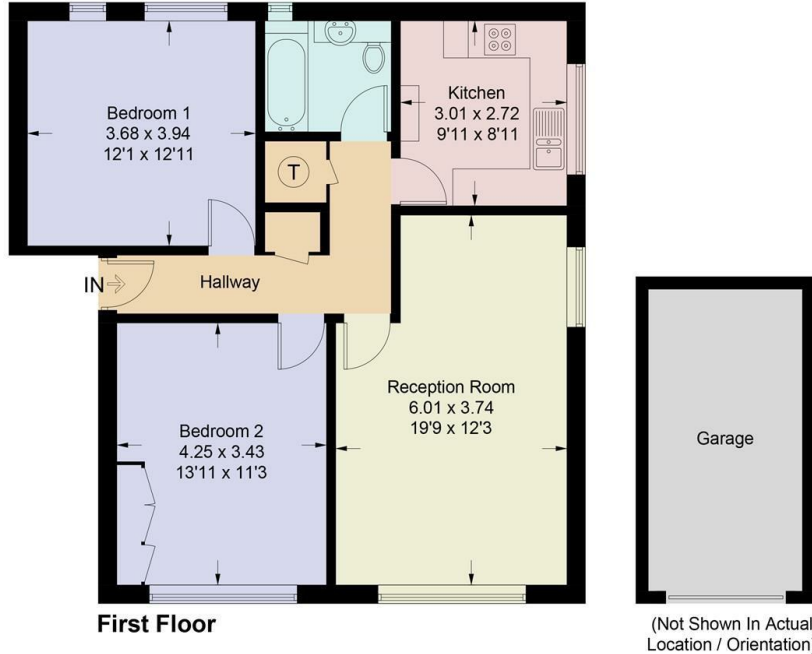


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164705)



## Directions

From our offices in Station Road turn left towards the river and first right into Meadow Road, where the property can be found on the right-hand side.

## Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	