PHILIP BOOTH ESQ.

44 Molyns House, Phyllis Court Drive, Henley-on-Thames, RG9 2HU

£750,000

- An attractive first floor apartment
- Sitting room with attractive views
- Modern fitted bathroom
- Garage in a block
- Sought-after location close to Phyllis Court Club
- Modern fitted kitchen
- Separate shower room with a modern suite
- Ideal 'lock up and leave' property
- 3 bedrooms with picture windows
- Communal grounds

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Phyllis Court Drive, Henley-on-Thames RG9 2HU

Situated in a favoured location just off Phyllis Court Drive, a light and spacious 3-bedroom first floor apartment presented in good condition and benefitting from an extended lease (123 years remaining). Having a modern kitchen and refurbished bathrooms and a sitting room overlooking the rear of Phyllis Court Club. A garage in a nearby block, visitor parking and well tended communal gardens. Ideal 'lock up and leave' property.

3 2 1 C

Council Tax Band: F

ACCOMMODATION

The front door of the apartment building opens into a spacious and welcoming communal entrance hall with stairs leading to the first floor.

A private front door opens to the entrance hall, with built-in storage cupboards.

The dual-aspect reception room is located at the front of the building with an outlook over the mature trees and the rear of Phyllis Court Club. This comfortable room is a good size space for sitting room furniture and a dining table and chairs.

The kitchen has a range of modern timber 'Shaker style' wall and base units with white composite work-surfaces over including a breakfast bar by the window, inset sink unit with mixer tap. Integrated appliances include a fridge and freezer, a dishwasher, a washer/dryer, a double oven, a ceramic hob and extractor hood over.

Bedroom 1 is a double bedroom at the rear with an outlook over the communal gardens, with fitted wardrobes.

The shower room has a modern white suite comprising a fully tiled shower cubicle, a w.c and a wash hand basin with fitted cupboards under and a heated towel rail.

Bedroom 2 is a double bedroom that has a side aspect.

Bedroom 3 is a single bedroom, currently used as a study, with a side aspect.

The bathroom has a modern white suite comprising a panel-enclosed bath, a w.c with concealed cistern and a vanity basin unit and fully tiled walls.

Outside

There is a single garage in a nearby block providing parking. There is visitor parking as you enter Phyllis Court Drive on the left.

The Phyllis Court Drive apartment buildings have well-maintained communal gardens with mature shrub beds, hedges, and trees.

LOCATION

Living in Phyllis Court Drive

Phyllis Court Drive is located on the north side of the town centre, situated just off the Marlow Road.

Phyllis Court is a private members club, offering over 30 interest groups, including rowing, croquet, and tennis. There is also a modern fitness centre with swimming pool, gym, sauna room, exercise studio and treatment rooms.

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 55 minutes).

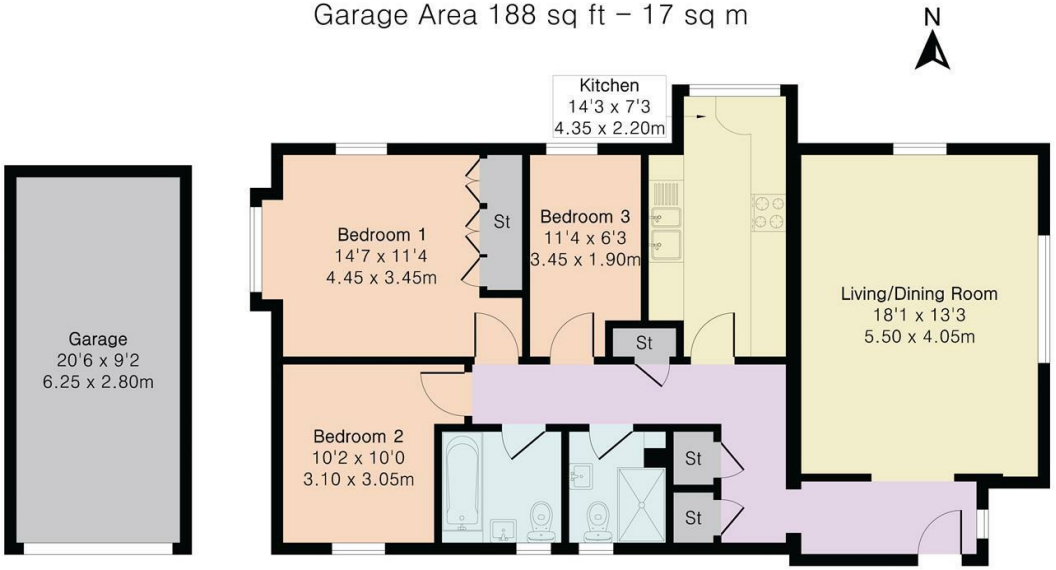
Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

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.

Tenure – Leasehold - 189 years from 1960
Local Authority - South Oxfordshire District Council
Council Tax - Band F
Services - All mains services

Approximate Gross Internal Area 940 sq ft - 87 sq m
(Excluding Garage)
Garage Area 188 sq ft – 17 sq m



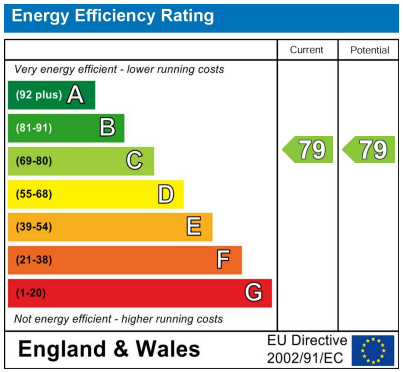
Garage First Floor

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. Follow the drive around to the right where Molyns House is the last block on the right.

Viewings

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



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