



PHILIP
BOOTH
ESQ.



6 Norman House Norman Avenue, Henley-On-Thames, Oxon, RG9 1ER

£800,000

- First-floor flat with lift and parking
- Miele ovens, gas hob, fridge/freezer
- Built-in wardrobes to beds 1 & 2
- Utility cupboard and gas boiler
- Triple-aspect windows, bright and airy
- Underfloor heating throughout
- Bedroom 3/study option
- Open-plan living/kitchen/dining
- Main bedroom with ensuite
- Fully tiled family bathroom

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A beautifully presented executive first-floor apartment with lift access, private parking, and windows on three aspects. The bright open-plan living, dining and kitchen area features Miele appliances, underfloor heating, and spot lighting throughout. There are three bedrooms, including a main bedroom with en suite, plus a fully tiled family bathroom. Ideally located close to the train station and the centre of town, this stylish home combines comfort, convenience, and quality in an exclusive setting.



Council Tax Band: F



ACCOMMODATION

This executive first-floor apartment offers bright, contemporary living with windows on three aspects, lift access, and a private parking space.

A polished wooden front door opens into a welcoming entrance hall, leading to a generous open-plan living, dining and kitchen area. The space enjoys three sash windows overlooking Station Road and two more facing Reading Road, filling the room with natural light.

The kitchen, set neatly to one side, features wooden eye and base level units, ample work surfaces, and a one-and-a-half sink with mixer tap. Quality appliances include a gas hob with extractor, integrated Miele double ovens, and a fridge/freezer. The kitchen floor is tiled, while the rest of the open-plan area is carpeted, offering space for both dining and relaxation.

The apartment benefits from underfloor heating, spot lighting, and carpeting, creating a warm and inviting feel.

The main bedroom overlooks Norman Avenue and the parking area, and includes a built-in double wardrobe plus a large en suite shower room tiled floor to ceiling, with vanity basin, w.c., heated towel rail, and corner shower.

Bedroom two faces Reading Road and also features a built-in wardrobe, while bedroom three provides a comfortable single or ideal home office.

A family bathroom, also tiled floor to ceiling, includes a vanity basin, w.c., bath with shower over, heated towel rail, spot lighting, and extractor fan.

Off the hallway is a utility cupboard with plumbing for a stacked washer and dryer, and an airing cupboard housing the gas boiler.

Outside, the property includes a designated parking space.

LOCATION

Living in Reading Road

Norman House is conveniently situated a short level walk, from Henley town centre, railway station and River Thames. The property is close to a parade of shops that include a dry cleaners, jeweller, florist and coffee shop. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley has a Waitrose supermarket as well as a host of interesting independent shops and boutiques. There are many restaurants close-by and the Three Horseshoes community pub is a short walk away. There's a 3-screen cinema showing the latest films and the historic Kenton Theatre offering both amateur productions as well as touring shows and comedy nights..

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 mainline and TfL Elizabeth Line) 55 minutes.

Reading- 8miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 -13miles

LondonHeathrow - 25miles

LondonWest End - 36miles

Local Schools

Primary Schools - Trinity Primary, Valley Road Primary School, Sacred Heart Catholic Primary school, Badgemore Primary School

Secondary School - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Prep Schools - St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey, Cranford House, Abingdon Boys School and St Helen and St Katharine.

Leisure pursuits include Henley sailing club, local canoe clubs and rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. The Chiltern Hills AONB provides superb walking, cycling and horse riding.

Several golf clubs include Henley Golf Club, Badgemore Park Golf Club.

Tenure

Leasehold with 105 years remaining (125 years from 29th September 2005)

Annual Service Charges

£3,500 p/a

Ground Rent

£250.00 p/a.

Local Authority - South Oxfordshire District Council

Services - Mains gas, electricity, water and drainage

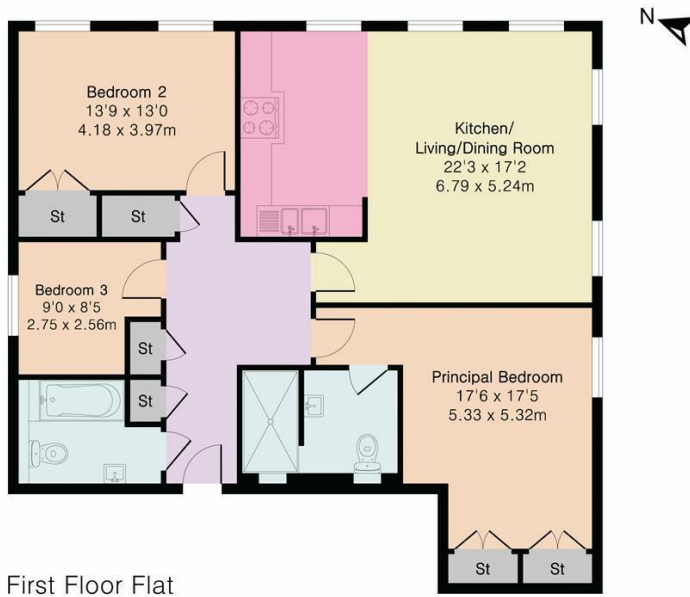
Broadband - ultrafast fibre-optic to the premises available via Zzoomm

Council Tax - Band F





Approximate Gross Internal Area 1098 sq ft - 102 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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.



Directions

Viewings

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	