PHILIP BOOTH ESQ.

5 Daceberry Court Remenham Hill, Remenham, Henley-On-Thames,

£390,000

- Beautifully presented 2-bed, 2-bath first-floor apartment
- Spacious 23'6" open-plan kitchen/reception room
- Principal bedroom with an en-suite shower room
- Double aspect living room
- Approximately 710 sq ft of well-proportioned accommodation
- Contemporary kitchen with wooden worktops and integrated appliances
- Attractive communal gardens and covered residents' parking
- Passenger Lift, Share of Freehold, Allocated Secure Parking
- Two double bedrooms, both with fitted wardrobes
- Sought-after Remenham Hill location 1.1 miles from Henley town centre

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5 Daceberry Court Remenham Hill, Henley-On-Thames RG9 3EW

Set within the attractive and established surroundings of Daceberry Court on sought-after Remenham Hill, this beautifully presented two-bedroom first-floor apartment offers light, well-proportioned accommodation extending to approximately 710 sq ft, together with the considerable benefits of a lift, two bathrooms and covered secure parking.

2 2 1 B

Council Tax Band:

ACCOMMODATION

The apartment has been thoughtfully arranged, with the principal living space forming a particularly appealing feature. Extending to over 23 ft in length, the open-plan kitchen/reception room provides generous areas for both sitting and dining, with large windows bringing in plenty of natural light and enjoying a pleasant leafy outlook. The kitchen is smartly fitted with Shaker-style cabinetry and wooden worktops, together with a NEFF integrated dishwasher, a Hisense hob (with 4 plates of which 2 can join as one for large pans. Gas supply remains in place if cooking on gas is preferred) and an extractor, Gorenje integrated fridge/freezer, Gorenje integrated oven and microwave and an integrated AEG washer/dryer. A useful breakfast bar provides an informal dining area and neatly separates the kitchen from the living space.

There are two good-sized double bedrooms, both with fitted wardrobes. The principal bedroom is served by its own en-suite shower room, while a separate contemporary bathroom serves the second bedroom and guests.

The apartment is presented in excellent decorative order, with wood-effect flooring throughout the principal living areas, carpets to both bedrooms and tiled floors to the bathroom and en-suite. The windows are double glazed, with additional secondary glazing to those facing the front and side, while a Worcester gas boiler provides the heating and hot water.

Storage has also been particularly well considered, with a number of useful cupboards within the apartment as well as a private storage cupboard immediately outside the front door.

Daceberry Court is approached from Remenham Hill via security gates and sits within particularly attractive communal grounds, with mature trees, established planting and areas of lawn creating a wonderfully green setting. A lift serves the building and there is a secure allocated parking space under a covered residents' parking area with further spaces for visitors and service vehicles, which provides a further practical advantage. The security gates are remote controlled using a residents fob or by entering a code on the gate.

The position combines a peaceful, tucked-away setting with excellent access to Henley-on-Thames town centre, the River Thames and railway station. Henley's extensive selection of independent shops, cafés and restaurants are readily accessible, while the surrounding countryside provides some superb walking opportunities.

LOCATION

Living in Remenham Hill

Remenham Hill is situated approximately 1 mile from Henley town centre. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line.

Maidenhead M4 Junction 8/9 - 8 miles
High Wycombe M40 Junction 4 - 9 miles
London Heathrow - 20 miles
London West End - 30 miles

Schools
Primary Schools - Crazies Hill CofE Primary School
Secondary Schools - Gillotts School, The Piggott School
Sixth Form - The Henley College, Berkshire College of Agriculture
Prep Schools - St Mary’s School, Rupert House School
Private Schools - Shiplake College, Reading Blue Coat, Queen Anne’s Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure
River pursuits including boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the Flower Pot pub.

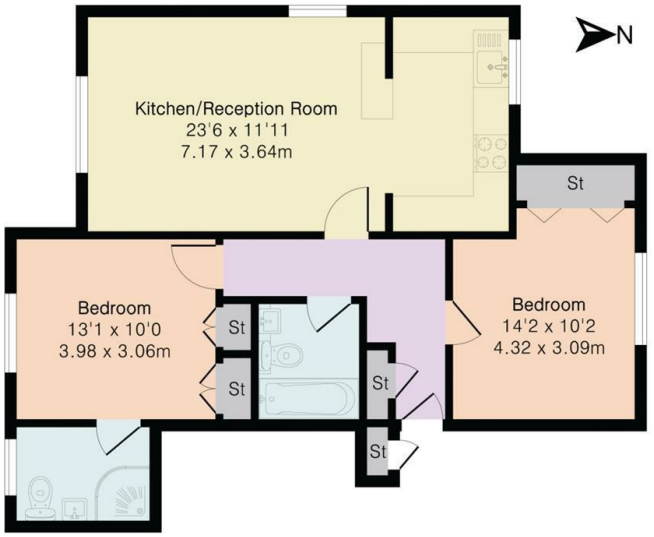
Golf clubs include, Temple, Hennerton, Castle Royale Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court country club is situated on the river just downstream from the Henley centre.

Tenure - Share of Freehold - 224 years from 25 December 1998
Service Charges- £2,400 per annum
Local Authority - Wokingham Borough Council
Council Tax band - D

SLEEP

Approximate Gross Internal Area 710 sq ft - 66 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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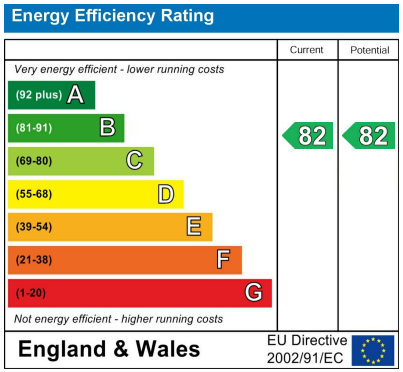
Directions

From our office in Station Road, turn right into Reading Road and Duke Street and at the central traffic lights turn right into Hart Street. Leave Henley town centre over the bridge and continue up White Hill. On entering Remenham Hill the property will be found on the left hand side after approx 1.1 miles. Parking can be found at the rear of the property.

Viewings

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



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