PHILIP BOOTH ESQ.

11 Tilebarn Close, Henley-On-Thames, RG9 1US

£250,000

- One-bedroom first-floor apartment
- Approximately 0.7 miles from Henley town centre
- Excellent countryside walks nearby
- Entry-phone intercom
- 965 year lease
- Double-aspect living/dining room measuring over 18 ft
- Henley Tennis Club immediately adjacent
- One allocated parking space and visitor parking
- Pleasant communal gardens
- END OF CHAIN

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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A well-presented one-bedroom first-floor apartment in Tilebarn Close, featuring a generous double-aspect living/dining room, galley kitchen and excellent storage. Set within pleasant communal gardens, the property benefits from allocated and visitor parking and is conveniently positioned approximately 0.7 miles from Henley town centre. Henley Tennis Club is immediately next to the development, while a nearby footpath provides easy access to wonderful countryside walks.

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Council Tax Band:

ACCOMMODATION

A well-presented one-bedroom first-floor apartment forming part of an established development in Tilebarn Close, combining a peaceful setting with excellent access to both Henley town centre and the surrounding countryside.The apartment benefits from a 965 year lease ending on 30th June 2991.

Extending to approximately 493 sq ft, the apartment is thoughtfully arranged and benefits from windows overlooking both the front and side of the building, bringing a pleasing amount of natural light into the accommodation.

The entrance hall is fitted with an entry-phone intercom and an electric radiator. There is also a useful storage cupboard and a separate cupboard housing the hot-water tank.

The principal living space is a particularly generous double-aspect living/dining room measuring over 18 ft in length. Windows overlooking the front and side of the building provide plenty of natural light and leafy views across the development. There is ample room for clearly defined sitting and dining areas.

An archway connects the living room to a separate galley kitchen, creating a practical sense of flow between the two spaces. The kitchen is fitted with a range of light-coloured units, tiled splashbacks and complementary work surfaces. There is space for an electric oven with a fixed extractor fan above, together with a washer/dryer and fridge/freezer. A window provides additional natural light and ventilation.

The double bedroom is a comfortable size and includes fitted storage. It is served by a bathroom comprising a panel-enclosed bath with a glazed shower screen and shower over, pedestal wash basin and low-level WC.

Heating is provided by electric radiators, while the hot water is also electrically powered.

Outside, the building is surrounded by pleasant communal gardens with mature trees and established planting. The apartment has one allocated parking space, with additional visitor parking available within the development.

Tilebarn Close is conveniently situated approximately 0.7 miles from the centre of Henley-on-Thames—around a 15-minute walk—placing the town's excellent selection of independent shops, cafés, restaurants and riverside amenities within easy reach.

Henley Tennis Club is immediately adjacent to the development, while a nearby footpath leads towards the northern edge of the town and some wonderful countryside walks. The position therefore offers a particularly attractive balance between access to Henley and the open countryside.

LOCATION

Living in Tilebarn Close

Tilebarn Close is just off Deanfield Road, a popular residential road situated approximately 1/2 a mile from Henley town centre the railway station. The property is also ideally situated for several Primary schools. Gillotts School is within walking distance and Henley College is close by.

Henley has a wide selection of shops, including a Waitrose supermarket; there are 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 direct links with

London Paddington 55 minutes (via Twyford Crossrail 2018). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools
Primary Schools - Badgemore
Secondary Schools - Gillotts School
Sixth Form - The Henley College
Private - St Marys School, Rupert House School.
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

Leisure
River pursuits include Rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August.

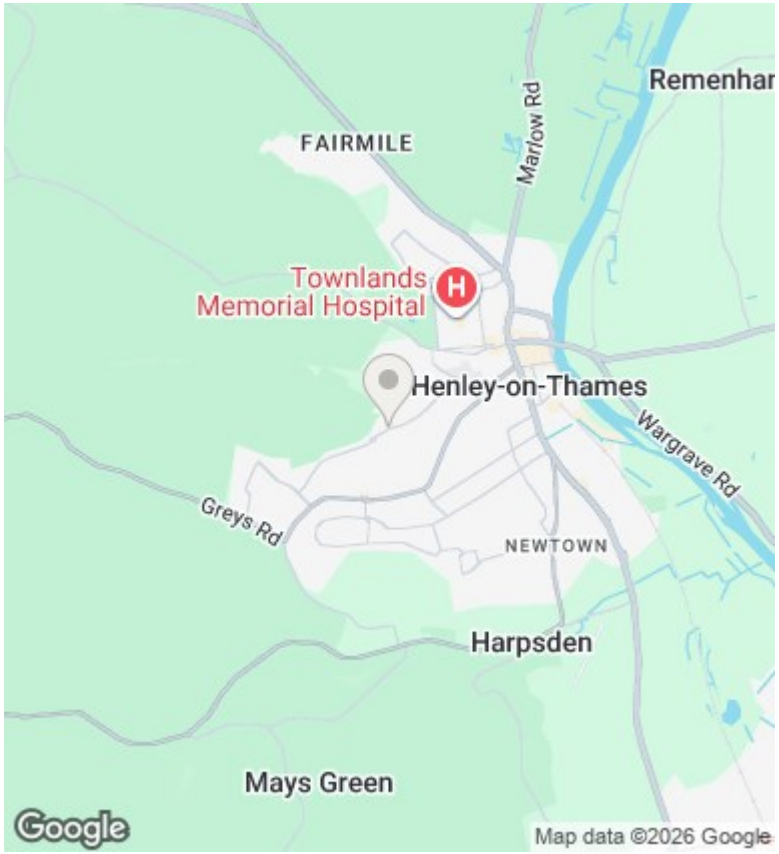
Marina facilities at Harleyford and Wargrave; Golf at Henley and Badgemore Park, Rugby, Hockey, Football and Lawn tennis at Henley Tennis Club, located to the rear of Tilebarn Close.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure - Leasehold
Lease - 999 years from 1 July 1992 to and including 30 June 2991
Service Charges: £1752 p/a
Local Authority - South Oxfordshire District Council
Council Tax - Band D
Broadband - Ultrafast fibre to the premises via Zzoomm

Approximate Gross Internal Area 493 sq ft - 46 sq m

First Floor

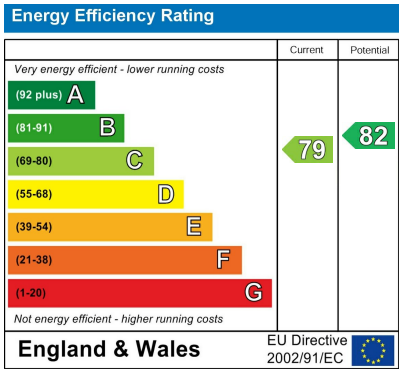


Directions

From our offices in Station Road, continue to the traffic lights with the junction of Reading road and turn right. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave, and opposite Henley College, turn left into Deanfield Road. Continue for approx. 1/4 of a mile turn right into Tilebarn Close and first left, where the property will 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.



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