



## 9 Imperial Court Station Road, Henley-On-Thames, Oxon, RG9 1NP

£360,000

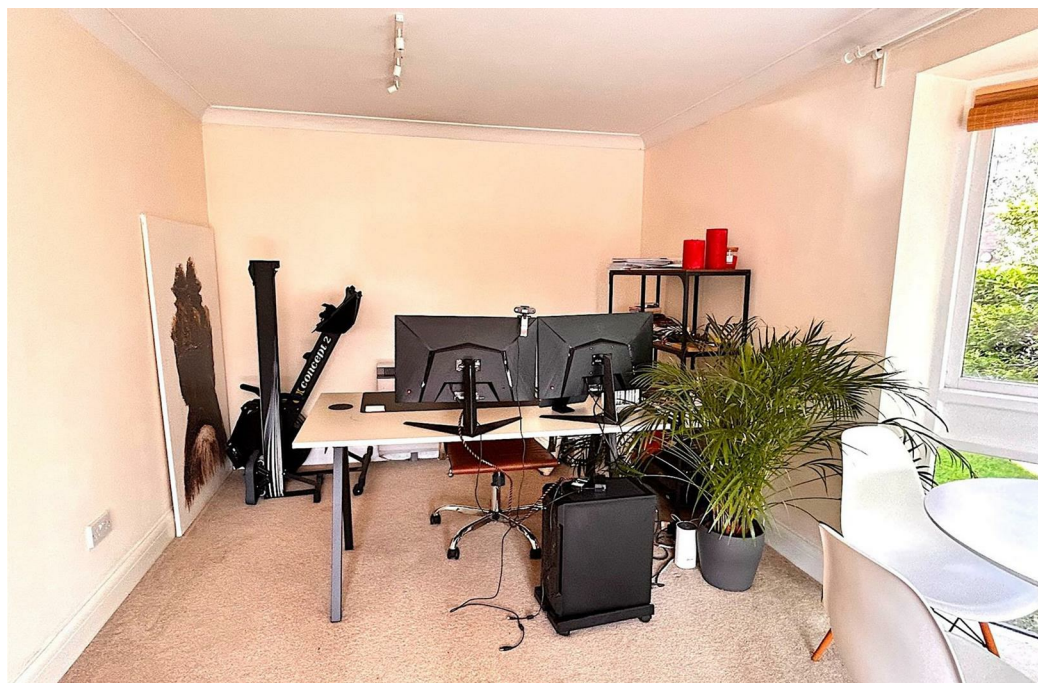
- A 2-bedroom ground floor flat
- 2 double bedrooms
- Electric heating
- Share of Freehold
- Reception room with living and dining areas
- Bathroom with a white suite
- Communal grounds
- Kitchen with built-in appliances
- Door to an outside patio garden
- Allocated car parking space

# 9 Imperial Court Station Road, Henley-On-Thames RG9 1NP

A 2-bedroom ground floor flat, perfect for the commuter or retiree being just metres from Henley railway station and conveniently situated close to the River Thames and Henley town centre. The property has a corner aspect, an allocated car parking space and doors opening from the reception room to a private patio garden and carpark. Share of Freehold - No onward chain



Council Tax Band: D



## ACCOMMODATION

A communal entrance has a secure PIN controlled entry system and a corridor leading to the front door.

A timber front door provides access to an entrance hall with an airing cupboard housing the hot water tank/immersion heater.

The bright and spacious open plan reception room has a sitting area and a dining area with a V-shaped window and glazed French doors to the private patio garden.

The kitchen contains a range of white fitted wall and base units with contrasting black work surfaces over with inset single drainer sink unit. Included in the sale, there is a built-in electric oven with a ceramic hob and stainless steel hood over, plumbed Hotpoint washing machine, counter level fridge and a window.

Bedroom 1 is a double with fitted cupboards and a picture window.

Bedroom 2 is another double with a picture window.

The bathroom has a white suite comprising a panelled bath with a shower mixer tap and fully tiled walls, a wash hand basin, a wc and an obscure glass window providing ventilation.

The flat is heated by electric storage heaters linked to a low tariff supply.

## Outside

There are communal gardens to the front and rear which are regularly maintained. A door opens from the reception room to the private patio garden. There is an allocated car parking space close to the patio doors, with guest

parking, normally available, in the large car park. Secure bike storage is available on site.

## LOCATION

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 and 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 40 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, including the world renowned Leander Club. In addition, there are several canoe clubs, and Henley Sailing Club at Wargrave.

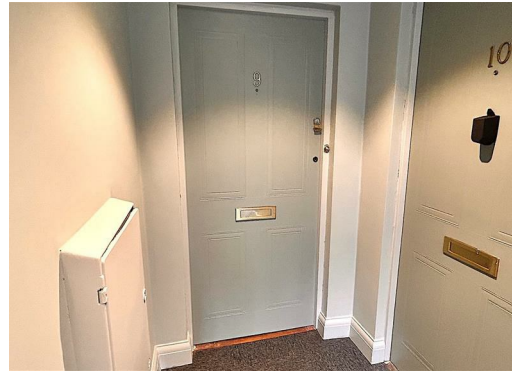
- Reading - 8 miles
- Maidenhead M4 Junction 8/9 - 10 miles
- Stokenchurch M40 Junction 5 - 24 miles
- London Heathrow - 25 miles
- London West End - 36 miles

Tenure: Share of Freehold - 99 years from 25 December 1988

Local Authority - South Oxfordshire District Council

Council Tax: Band D





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Approximate Gross Internal Area = 58 sq m / 625 sq ft

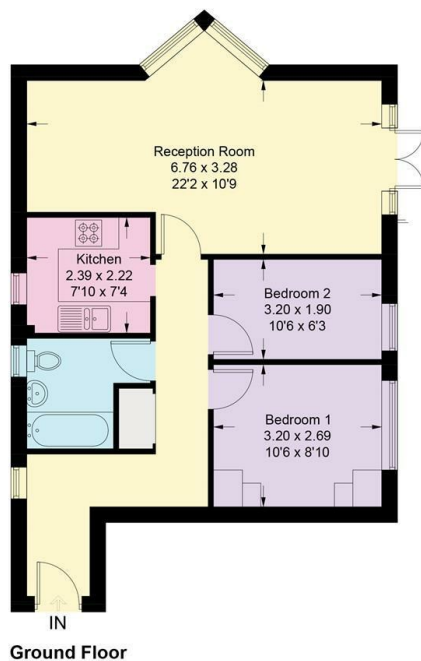


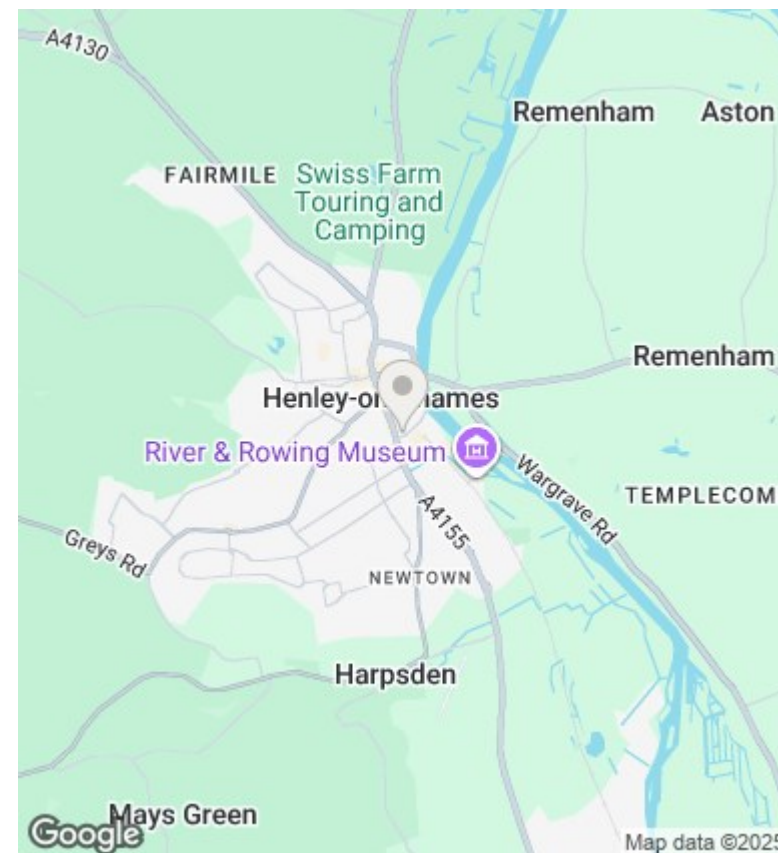
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239967)

## Directions

From our office on Station Road, turn into Station Approach where the flats 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.



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>		
(55-68) <b>D</b>	55	63
(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	