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30 SWINNERTON HOUSE, PHYLLIS COURT DRIVE, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 2HU



- Top floor apartment
- Three double bedrooms
- Open plan living and dining room
- Two bathrooms
- Desirable Phyllis Court location
- Garage and visitor parking

Guide Price £625,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



davistate.com

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PROPERTY DESCRIPTION

A bright, top floor three, bedroom apartment in the highly desirable Phyllis Court development located in Henley-on-Thames. The property benefits from three bedrooms, a spacious living room, separate kitchen and a garage. No chain. EPC Rating D.

LOCAL INFORMATION

Phyllis Court Drive is located within level walking distance (0.3 miles) of Henley town centre. The apartment is conveniently located both access to the town and Phyllis Court Club. The town offers a comprehensive range of shopping, and recreational facilities including the Kenton Theatre, the Hotel du Vin, the Regal Cinema, and River Thames. Trains to London Paddington from Henley take approximately 55 minutes via Twyford, whilst faster train services can be accessed at Reading. The M4 and M40 motorways can be accessed within about 9 miles, providing links to the M25, Heathrow, the Midlands and the West Country.

ACCOMMODATION

The apartment is located through a grand communal entrance hall and up two flights of stairs to the second floor. Its position allows it to benefit from plenty of light along with a feeling of privacy. There are three bedrooms, all with large windows and two with built-in wardrobes. One is currently used as a study. There is a fully tiled fitted bathroom with a bath with shower attachment and an additional shower room with a walk-in corner shower.

The living dining room is spacious and bright with two windows to different aspects. There is space for a lounging area and dining table. The kitchen is separate but adjacent. It is well fitted with granite worktops, sleek white units and built-in appliances. There is also a pleasant bar seating area under the window.



OUTSIDE SPACE

The property comes with a private garage and visitor parking is available with a permit. The apartment is surrounded by lawns and maintained beds and trees for the use of all the residents. There is also a resident-only gate leading directly to Phyllis Court Club.

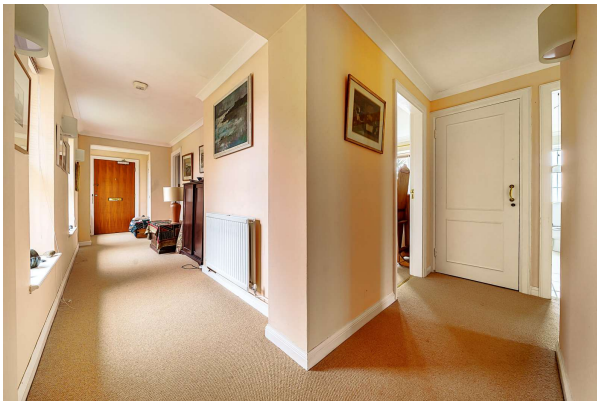
LOCAL AUTHORITY and SERVICES

LEASEHOLD INFORMATION

The lease has recently been extended and expires in 2149. Service charge is £822 per quarter and reviewed annually. Ground rent is a peppercorn. Should you wish to continue with this purchase, these details will need to be verified by your solicitor.

ADDITIONAL INFORMATION

All mains services connected. South Oxfordshire District Council, tax band F.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

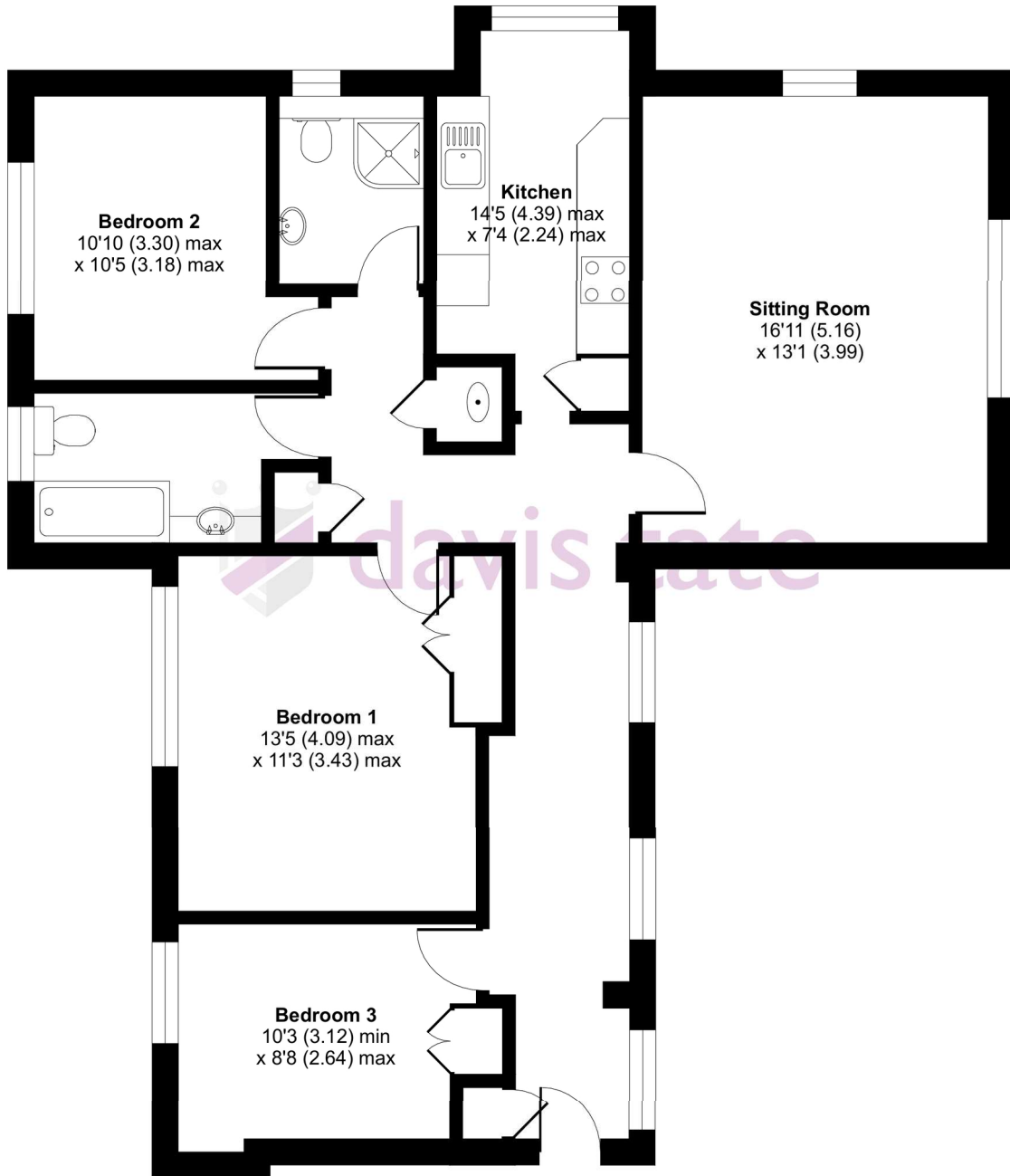
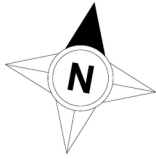
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1022 sq ft / 95 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Davis Tate. REF: 963311