



sales | lettings | new homes | conveyancing | mortgages

9 WINDSOR HOUSE, ST ANDREWS ROAD, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1PZ



- Ground floor apartment
- Two double bedrooms
- Private patio
- Garage
- Patio and communal garden
- Close proximity to town centre

Asking Price £350,000 (Leasehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

A two double bedroom ground floor apartment with parking, garage and communal garden, situated in this popular development on St Andrews Road less than half a mile to the town centre, River Thames and train station. No onward chain. EPC Rating C.

LOCAL INFORMATION

Windsor House is situated on St Andrews Road a very popular tree lined residential road within 400m of Henley centre with its variety of shops, restaurants and amenities. The railway station and River Thames are also a short level walk away.

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 sitting room benefits from patio doors opening onto communal grounds. The kitchen breakfast room has been modernised with a range of units and work tops offering ample storage appliances include a washing machine, dishwasher and fridge/freezer. The two bedrooms are both doubles with built in storage and are served by a modern bathroom with a bath with shower over.



OUTSIDE SPACE

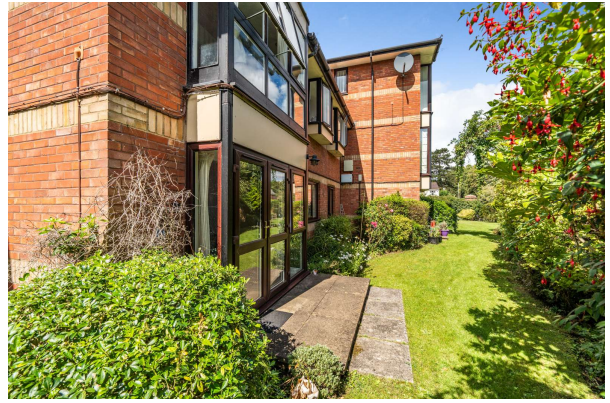
The apartment enjoys a patio directly in front of the French doors that leads to the well maintained communal walled gardens. There is also a private garage and space for parking.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band D. Gas central heating.

LEASEHOLD INFORMATION

The apartment has a 999 year lease from 1983. The annual service charge is £1,873 (2023). Should you proceed with this purchase, these details should be verified by a solicitor.





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

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

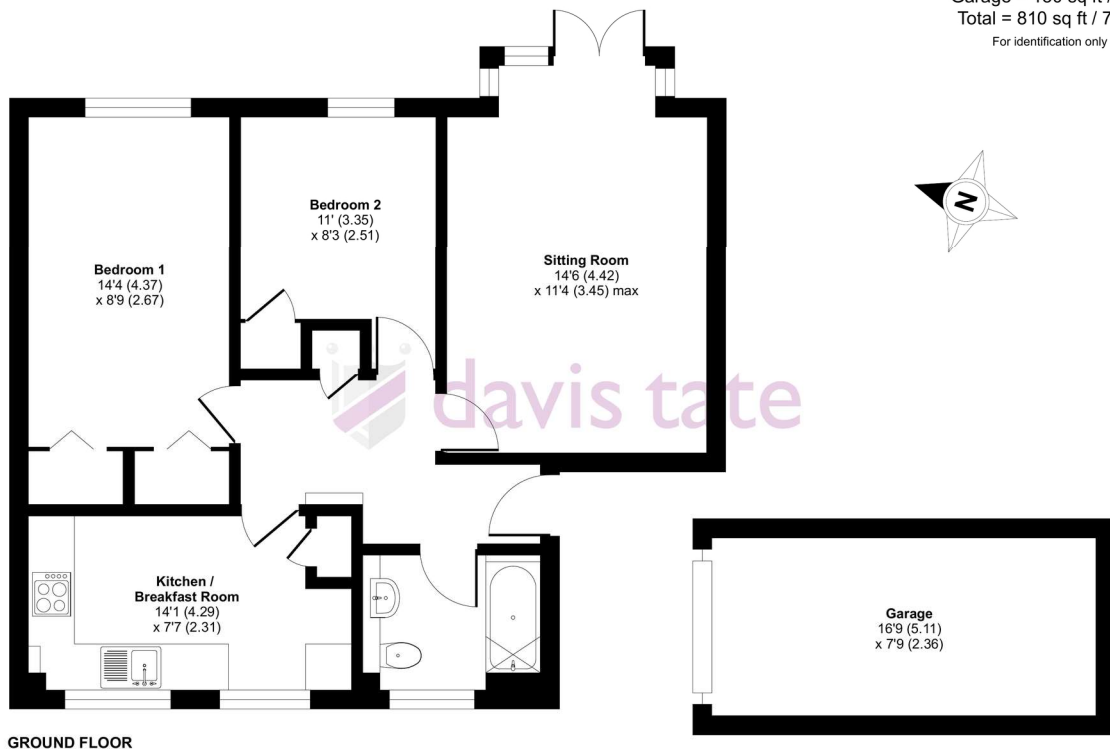
BUYERS INFORMATION

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 = 680 sq ft / 63.1 sq m
Garage = 130 sq ft / 12 sq m
Total = 810 sq ft / 75.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1024975