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3 HOBBS END, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1RT



- Ground floor apartment
- Two double bedrooms
- Open plan living and dining room
- Direct access to patio and communal gardens
- Allocated parking
- Less than 1 mile from Henley town centre

Guide Price £385,000 (Share of Freehold)

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



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PROPERTY DESCRIPTION

A modern ground floor apartment situated within a purpose built block in Henley-on-Thames. The apartment benefits from an open plan living and dining room, two double bedrooms, a large family bathroom and direct access to a patio. Allocated parking. EPC Rating C.

LOCAL INFORMATION

Henley on Thames is a charming and famous riverside market town within 10 miles of Reading, 35 miles of Central London and 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival and Rewind Festival.

State Primary schools include Valley Road, Trinity and Badgemore, plus Gillotts secondary school, and the Henley 6th form college. Fee paying schools include Rupert House and St Marys Prep, and there are buses to The Oratory, Reading Blue Coat, Moulsoford (boys), Wycombe Abbey and Queen Anne's School, Caversham (girls). Henley is surrounded by lovely countryside, dominated by the Chiltern Hills to the north of the town. The River Thames is a focal point of the town itself.



ACCOMMODATION

The apartment is reached via a communal entrance hall with telephone entry system on the ground floor for step-free access. The apartment begins with the spacious welcoming entrance lobby hall which provides access to all the accommodation. The living and dining room overlooks the private patio and communal gardens through glazed double doors and has a door that leads through to the kitchen. The kitchen is fitted with wall and base level cabinets with space for freestanding appliances. There are two double bedrooms, one with built in wardrobes and a large family bathroom fitted with a bath and a separate shower. There are two further storage cupboards in the lobby.

OUTSIDE SPACE

The glazed doors in the living room open directly onto a newly paved patio with communal gardens beyond. the patio provides a space for al fresco dining and lounging as well as a side area for outside storage. The apartment also benefits from an allocated parking space and additional visitor parking.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band D. Lease is 125 years from March 2002. Service charge is £2,042 pa (2023) and includes buildings insurance and maintenance of the building and grounds.





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BUYERS INFORMATION

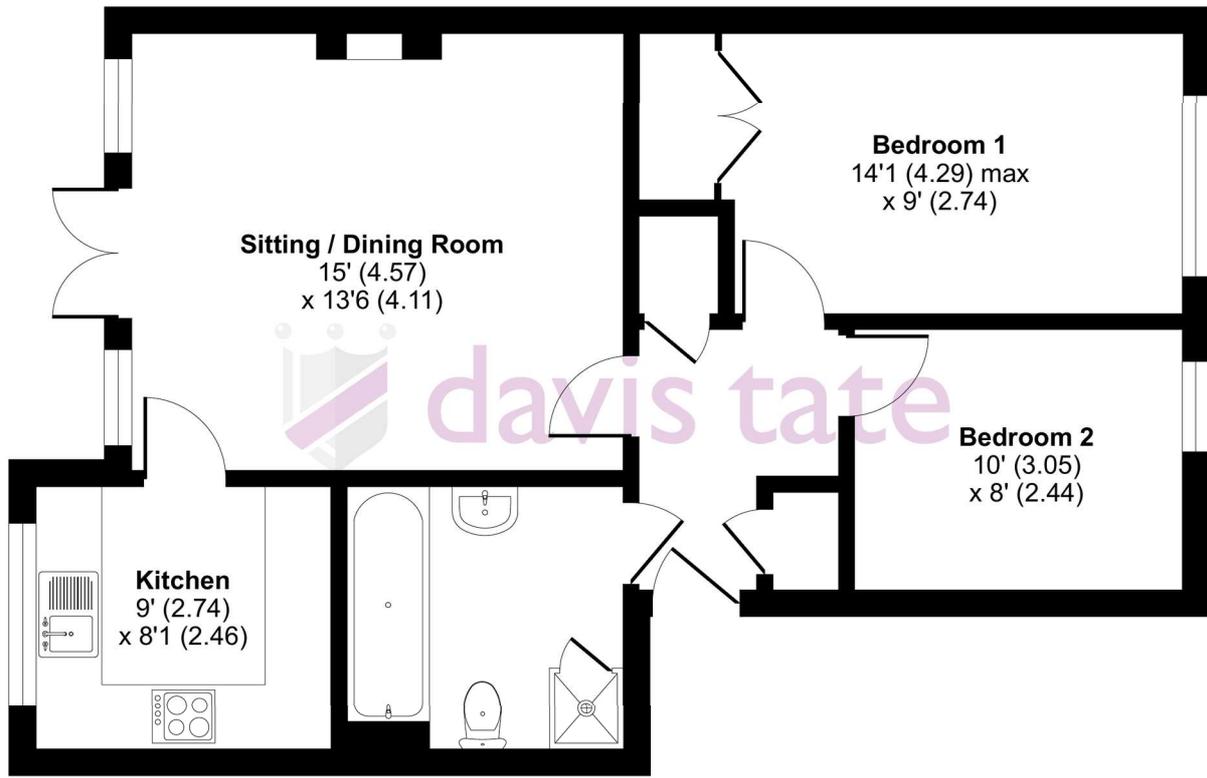
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 648 sq ft / 60.2 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: 1035723