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## 5 CEDAR COURT, 9-11 FAIRMILE, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 2JR



- First floor apartment
- Two bedrooms
- Two bathrooms
- Open plan kitchen dining and living room
- Secure gated parking for two cars
- 500m from Henley town centre

Guide Price £575,000 (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 two bedroom, two bathroom contemporary first floor apartment with high ceilings, modern open plan living and sash windows. Secure gated parking for two vehicles. EPC Rating C.

## LOCAL INFORMATION

The Fairmile is a prestigious address on the edge of Henley. The property has easy access to all the towns amenities including two supermarkets, cinema, theatre, a variety of shops, pubs and restaurants. There is rail access to London Paddington taking approximately 45 minutes. The area is well served for state schools, within catchment for Trinity and Gillotts schools and private schools including Rupert House, Cranford House, Reading Blue Coat, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham.

## ACCOMMODATION

The property is located on the first floor, with a communal entrance hall and speaker phone entry system. From the first floor half landing, the front door leads into an entrance hall, with contemporary decor setting the tone for the property. Off the hallway is a modern fitted guest wc and useful utility cupboard housing the washing machine. The stunning open plan kitchen living and dining room spans the width of the apartment with double aspect windows showing fabulous views over the countryside and town. There is a sitting area at one end with a fitted wall unit of shelving and cupboards. The dining area is central in the room and spacious with ample room for a large dining table. The fitted kitchen is modern in style with a central island, granite worktops and built in appliances. The space is flooded with natural light from the four sash windows. At the opposite side of the property are two double bedrooms, each with Villeroy & Boch ensuite facilities and dual aspect sash windows.



Both bedrooms have been thoughtfully finished giving the feel of a high quality boutique hotel, and again the views to the front are impressive. Both bedrooms also include fitted storage.

#### **OUTSIDE SPACE**

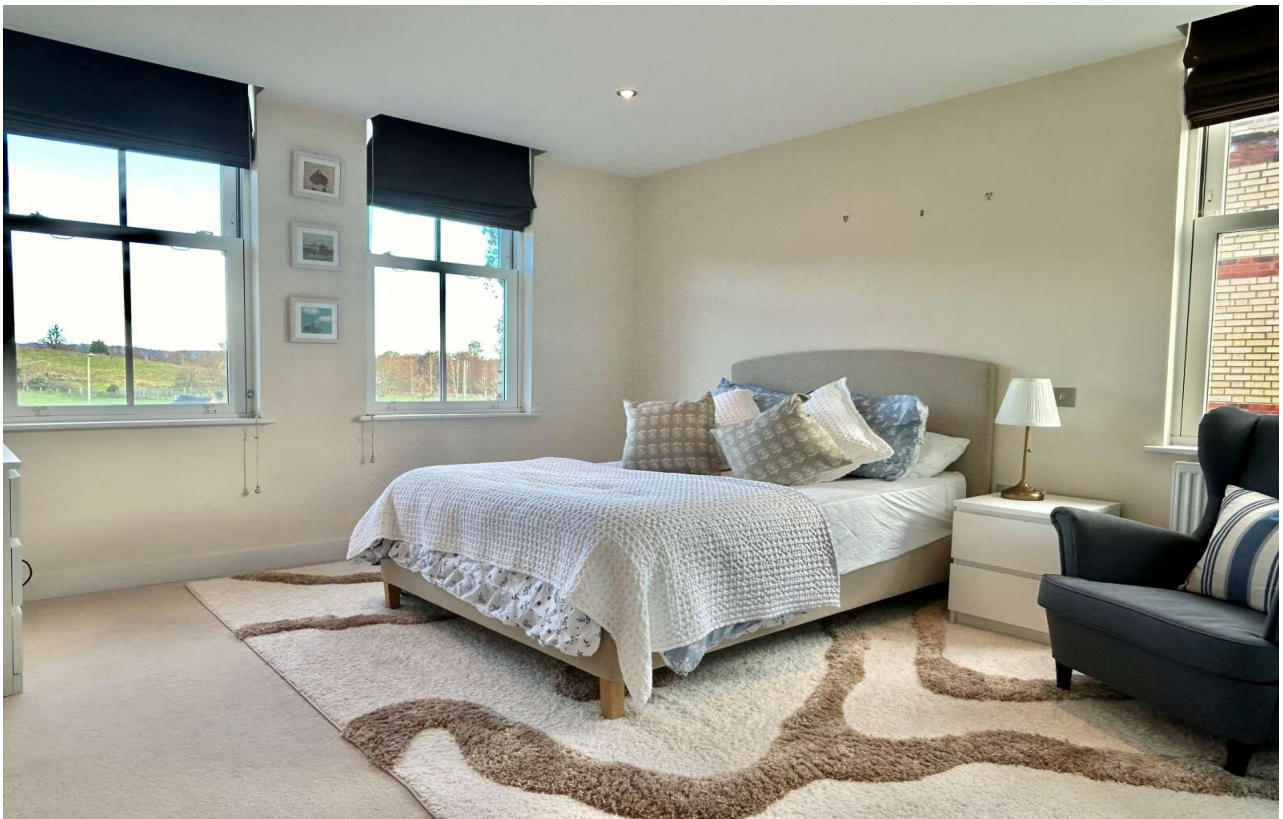
To the front of the property is a gated car park. This apartment has two allocated spaces alongside each other and a shared, lockable bike store. There is further visitor parking available.

#### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council, Council Tax Band E. All mains services connected.

#### **LEASEHOLD**

The property is owned Share of Freehold. The lease is 999 years. Service charge is £1,640 p.a. (2023) and ground rent is a peppercorn. Should you proceed with this purchase, these details should be checked by your 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

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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**

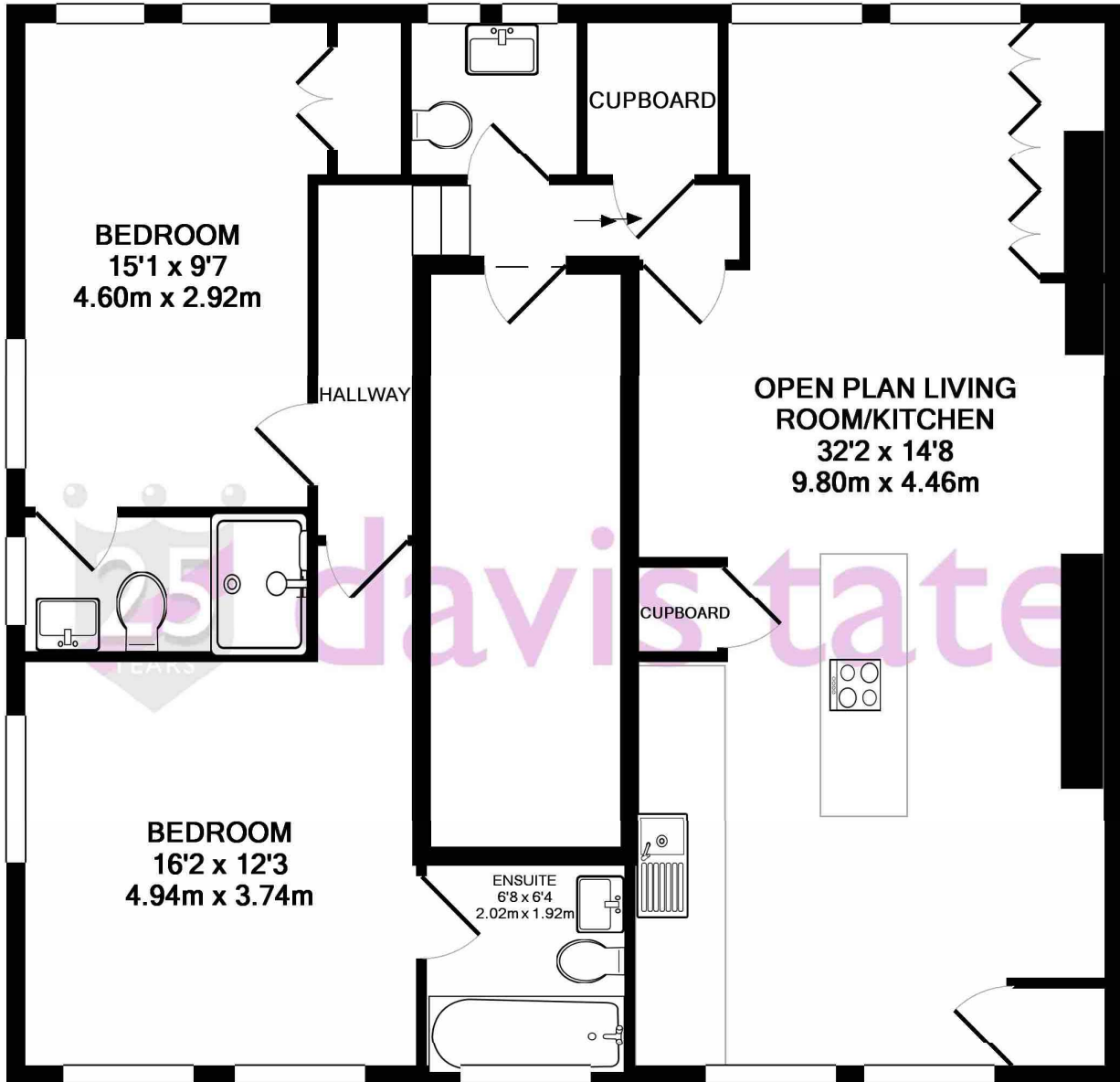
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### **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.



TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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