

**8 REMENHAM ROW, WARGRAVE ROAD,
HENLEY-ON-THAMES, BERKSHIRE, RG9 2LQ**



- **Ground floor apartment**
- **Exclusive riverside retirement development**
- **Three bedrooms**
- **Two bathrooms**
- **Separate living room and dining hall**
- **Private patio and garage**

Asking Price £800,000 (Leasehold)

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



[davistate.com](https://www.davistate.com)



PROPERTY DESCRIPTION

A spacious ground floor apartment in an exclusive retirement development. The property is set in stunning communal gardens leading directly to the river and offers a large reception room, separate dining hall and three bedrooms. It further benefits from a private patio and garage. EPC Rating C.

LOCAL INFORMATION

Remenham Row is a small gated development of just 12 properties exclusively for the over 55's. It is located just off the Wargrave Road and only 300m over the bridge and into Henley town centre.

Henley is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. It is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. Every summer the town hosts the world-famous Royal Regatta followed by the Henley Festival and Rewind Festival. The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). Crossrail allows direct access to the City, Canary Wharf, the West End and Heathrow Airport. The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles. Henley 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. Sporting facilities include several fine local golf courses and clubs for rugby, squash, swimming and tennis.



ACCOMMODATION

The east-facing lobby of this elegant home is shared with one other apartment. A spacious central dining hall opens out through the front door from which all other rooms can be accessed. The dining hall space flows into a large living room with double glass doors creating a semi-open plan space. A second set of glass doors gives direct access to a conservatory giving delightful, long views over the communal grounds. The west-facing private terrace is accessed through the conservatory rear door. The kitchen is well fitted with a range of storage options and appliances. There are three bedrooms, each with double built in wardrobes, a family bathroom and a utility/storage cupboard. The main bedroom has distant river views and an ensuite shower room.

OUTSIDE SPACE

The property benefits from a larger than average private patio, part of which has river views. The communal grounds are very well maintained. Lawns surround the main buildings and sweep down to the river. There is direct river access with temporary landing and mooring available for all residents and perfect for summer entertaining. There is a pleasant seating area along the river and plenty of walks available around the grounds

At the front, a pedestrian and vehicle gate gives access to the road. For guests, this can be controlled via the entry phone located in the property. The central gravel driveway circulates around a wonderful dovecote and mature planting. It provides visitor parking and the property also comes with a garage for residents' parking which has light and power.





LOCAL AUTHORITY, LEASEHOLD and SERVICES

Wokingham Borough Council. Council tax band F. Mains water and electric. Electric heating. The leasehold has 977 years remaining and the ground rent is a peppercorn. The service charge is £1,799 per quarter and is reviewed annually. There is a 1% + VAT fee for the leasehold pack payable when selling the property. Should you proceed with the purchase of the property these details must be verified 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

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

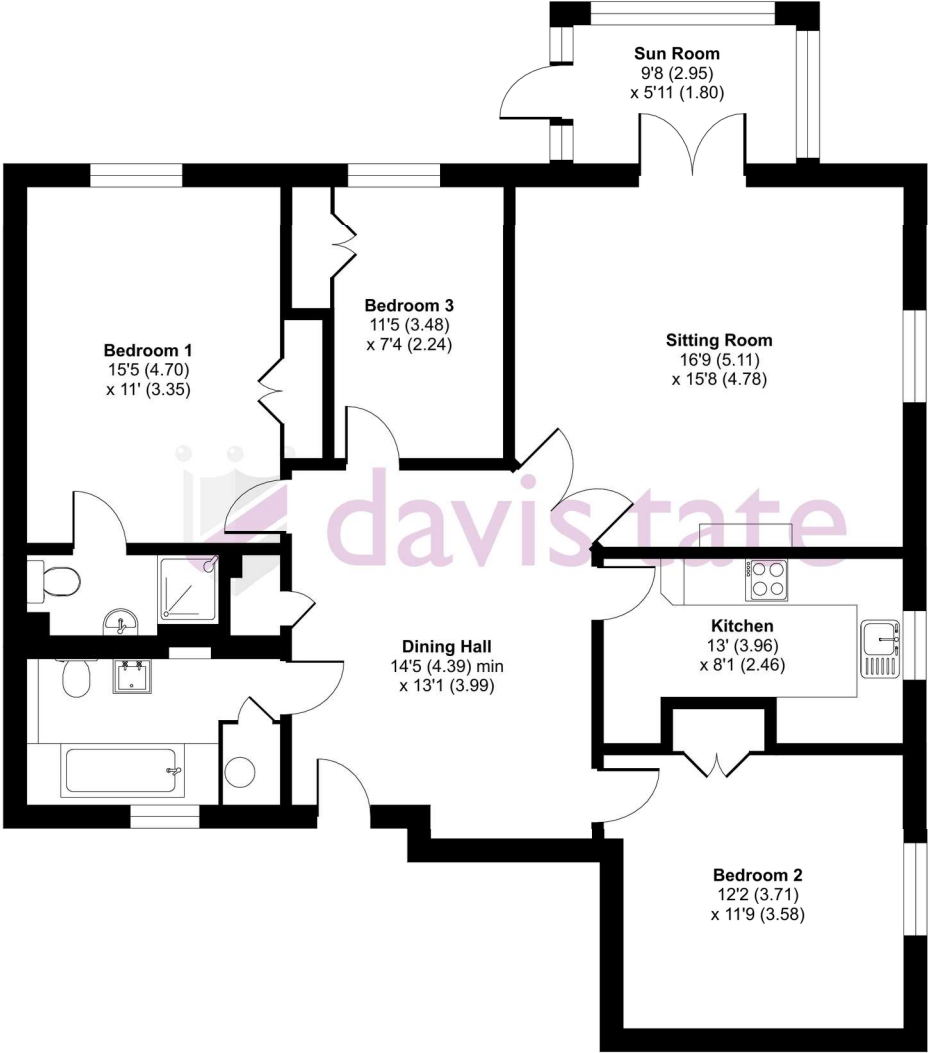
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

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.

Approximate Area = 1217 sq ft / 113. 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: 1061243