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12 REMENHAM ROW, WARGRAVE ROAD, HENLEY-ON-THAMES, RG9 2LQ



- End of terrace house
- Three bedrooms
- Two reception rooms
- Private patio and garage
- Direct river access and views
- Exclusive gated development for over 55s

Offers in Excess of £900,000 (Leasehold)

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



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PROPERTY DESCRIPTION

A spacious and flexible three double bedroom end of terrace house situated in a small, desirable riverside development for the over 55's. The property offers two reception rooms, a sun room, private patio, a garage and shared visitor parking and is located by the bridge in Henley. EPC Rating D.

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 entrance lobby is spacious and welcoming and provides access to the kitchen, living room, third bedroom and shower room. The living room is bright with two windows and a feature electric fireplace. The dining room is set through double glazed doors at the garden-end and has an entrance to both the kitchen and the sun room. The kitchen is generous with underfloor heating and benefits from a doorway to both the hallway and dining area. It is fitted with a range of wooden storage cupboards and built in appliances including a dishwasher and washing machine. The sun room provides a light additional reception space with a door to the patio and views over the communal gardens. There is a flexible arrangement of accommodation on the ground floor. The third double bedroom is here, with views over the garden. It could be used as a third reception space if required. There is also a modern downstairs shower room with underfloor heating.

Upstairs, the main bedroom is generous and includes built in wardrobes. There is a fitted white shower ensuite. The second bedroom is also a generous sized double with built in storage cupboards. There is a third bathroom with built in storage. The landing area is also larger than average and could be used as a study or reading area. The loft is boarded for storage.



OUTSIDE SPACE

The property sits in a gated development exclusively for the over 55's. Through the sun room is a private paved patio. The plot is on the corner, providing a large flower bed for planting and a quieter plot. The communal grounds are very well maintained. Lawns surround the main buildings and sweep down to the river with a beautiful view. There is direct river access and a pleasant seating area along the river with 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 plenty of shared visitor parking and the property also comes with a garage with an electric up and over door for residents' parking which has light and power.

LOCAL AUTHORITY and SERVICES

Wokingham Borough Council. Council tax band F. Mains water and electric. Electric heating.

LEASEHOLD

The leasehold has 959 years remaining and the ground rent is a peppercorn. The service charge is £1,969 per quarter (2024) and is reviewed annually. There is a 1% + VAT fee 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

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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.

BUYERS INFORMATION

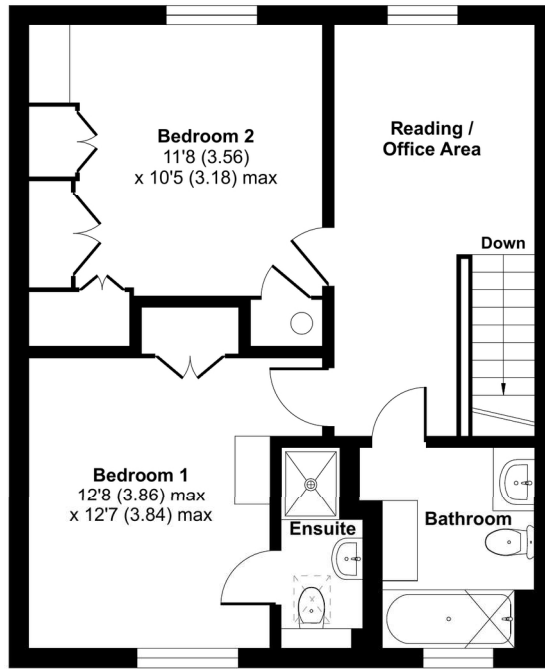
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

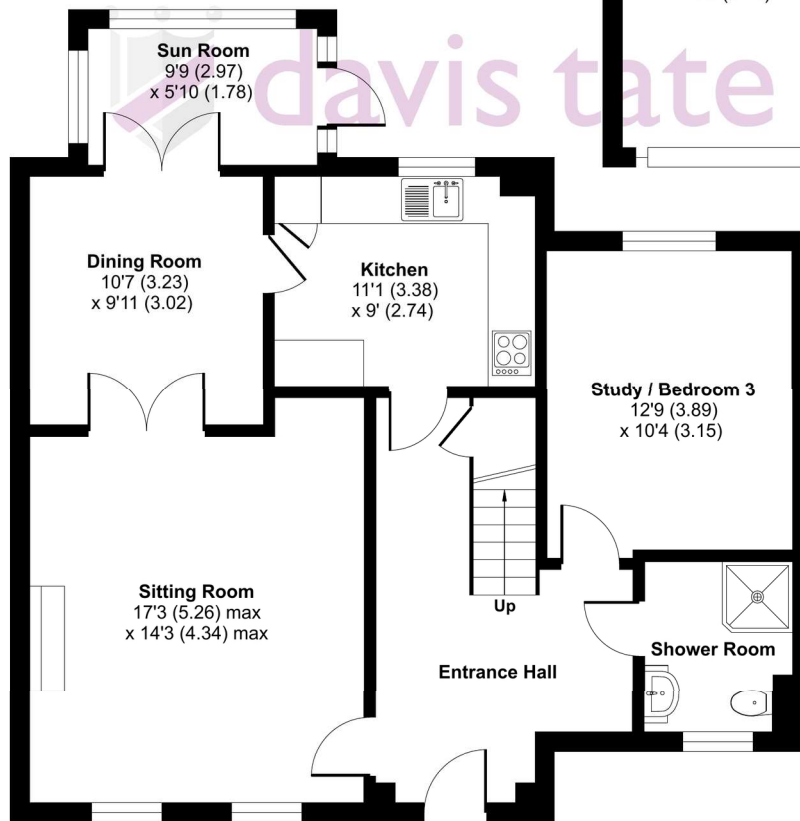
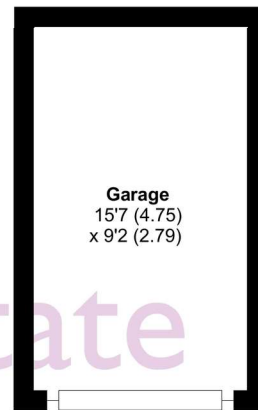
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1452 sq ft / 134.8 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1596 sq ft / 148.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1088472