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FLAT 5, BOUGHTON HOUSE, GREEN LANE, HENLEY-ON-THAMES, RG9 1LR



- First floor apartment
- Two double bedrooms
- Two bathrooms
- Open plan living and dining room
- Two parking spaces
- Turn-key condition

Asking Price £475,000 (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 perfectly presented first floor apartment located just 800m from Henley town centre. The property has a high specification with two double bedrooms, a modern kitchen, two stylish bathrooms, an open plan reception area and two allocated parking spaces. EPC Rating C.

LOCAL INFORMATION

The property is located in a purpose-built block of just 9 apartments, close to the town centre and river, only 800m from the main shopping area and train station.

Henley-on-Thames is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the River Thames. 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. Local primary schools include Trinity, Badgemore and Valley Road, and are all rated good or outstanding by Ofsted. Gillotts School and The Henley College offer secondary and 6th form education.



ACCOMMODATION

The apartment is located on the first floor of a secure apartment block, with a video entry system. The living space is generously sized with multiple windows to different aspects. There is oak flooring throughout. The dining area is semi-open plan to the kitchen. This is modern and in perfect condition. There is a fitted dishwasher, washer/dryer, fridge, freezer, microwave and oven, along with granite work surfaces. Both bedrooms are large doubles, the main one has a wall of built in wardrobes. The ensuite is spacious with a large walk-in shower. There is a also a contemporary family bathroom.

OUTSIDE SPACE

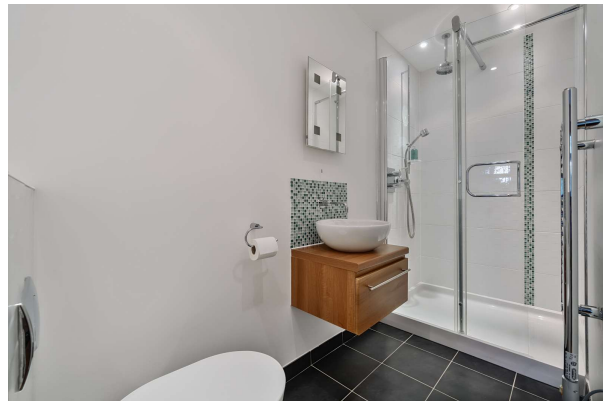
The property comes with two allocated parking spaces. There are communal wrap-around gardens for use by all residents and a shared bike shed. The grounds are behind electric gates.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band E. Mains electricity, water and sewerage connected. Heating is electric underfloor throughout and there is an electric MegaFlo heater and tank for hot water.

SHARE OF FREEHOLD INFORMATION

The property is owned share of freehold. There is an annual service charge of £1,452 p.a. (2024). Should you wish to 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

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

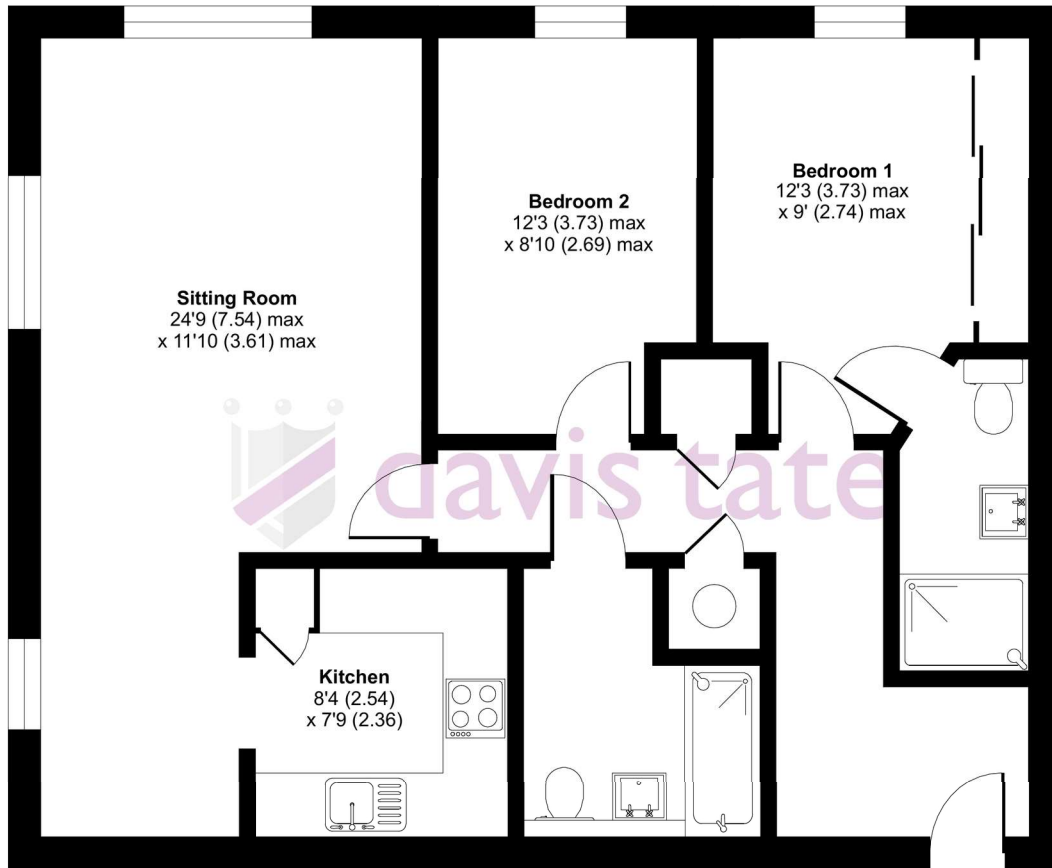
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 761 sq ft / 70.7 sq m

For identification only - Not to scale



FIRST 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: 1080638