

**7A ADAM COURT, HENLEY-ON-THAMES, OXFORDSHIRE, RG9  
2BJ**

- Two double bedrooms
- Allocated parking
- Coach house conversion.
- Town centre
- EPC Rating D
- Available Mid May

**£1,650 per month + permitted payments \***

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



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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### PROPERTY DESCRIPTION

A charming two bedroom, south facing, coach house conversion in a mews setting in the heart of the town literally a stones throw from Waitrose and the Library. The property is well presented and there is allocated parking. Available mid May. EPC Rating D.

### 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. 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 front door opens into a useful entrance lobby with downstairs cloakroom ahead. The rest of the ground floor comprises an open plan kitchen, dining and living room with glazed French doors to the front. Stairs lead to the first floor landing. There are two well proportioned double bedrooms with built in wardrobes, serviced by a family shower room.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council - Band D. All mains services connected





### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### 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)

### REFERRAL FEES

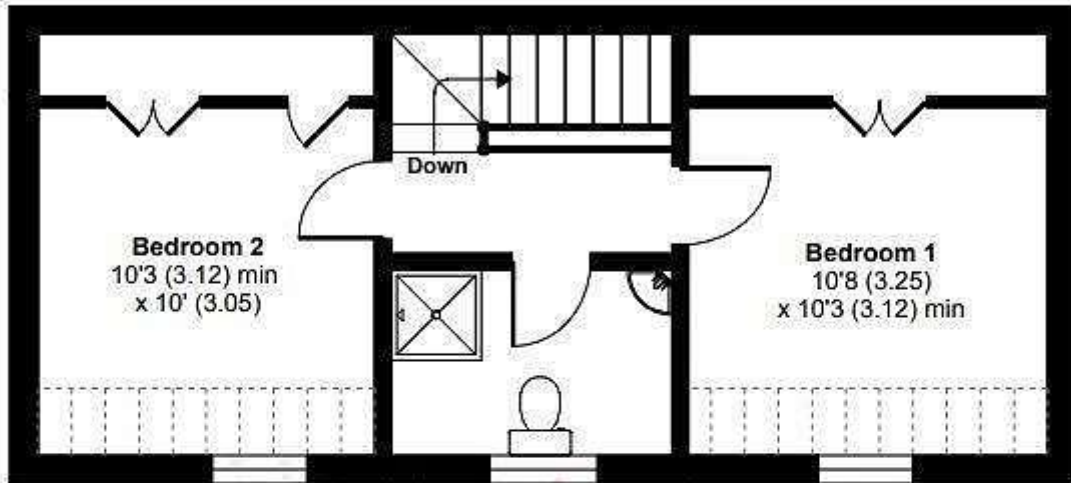
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 711 sq ft / 66 sq m  
Limited Use Area(s) = 45 sq ft / 4.2 sq m  
Total = 756 sq ft / 70.2 sq m

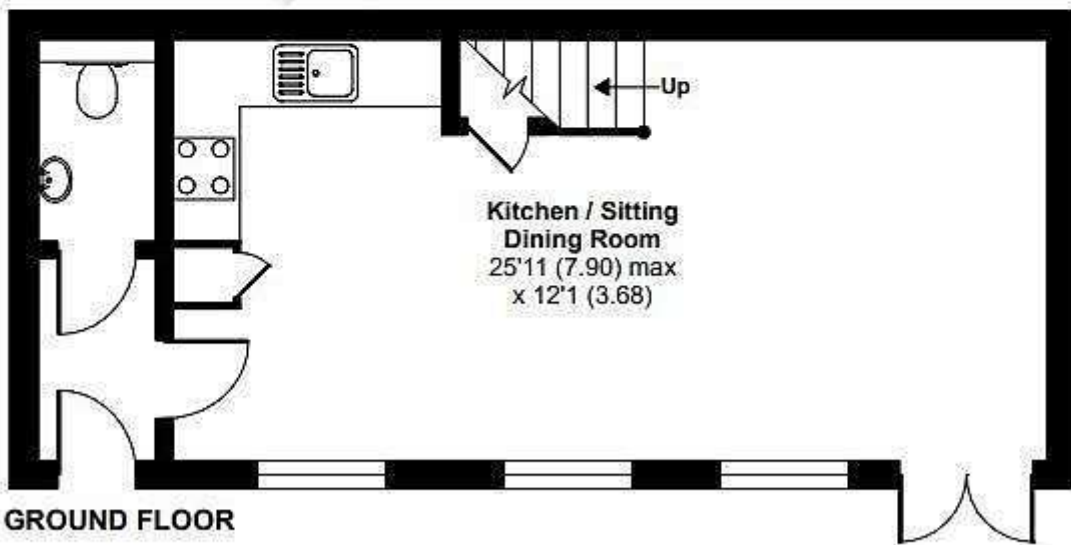
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rcheccom 2020. Produced for Davis Tate. REF: 675463