

**FLAT 2, 2A QUEEN STREET, HENLEY-ON-THAMES,
OXFORDSHIRE, RG9 1AP**

- First floor apartment
- 1-2 bedrooms
- Well presented throughout
- Pets considered
- Town centre location
- EPC Rating C

£1,350 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 characterful 1-2 bedroom first floor apartment in the heart of Henley-On-Thames. Available unfurnished in mid June. Pets considered. Eligible for a residents parking permit. EPC Rating C.

LOCAL INFORMATION

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 will allow direct access to the City, Canary Wharf, the West End and Heathrow Airport from 2019. 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 apartment is accessed via a shared stairs. The front door opens into an entrance hall which provides access to the well presented accommodation. There is an open plan kitchen/dining/living room with a lovely outlook to Friday Street. There is a second reception room/bedroom 2 and a large principle bedroom both serviced by the family bathroom.





LOCAL AUTHORITY and SERVICES

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

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

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.