



Henley Park Court, High Street, Henley-in-Arden

Guide Price £239,950

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## Henley Park Court, High Street, Henley-in-Arden

Henley Park Court was completed in 1997 which comprises four town houses and twelve apartments. Number 12 is situated on the top floor and enjoys a pleasant outlook from all window. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc) opening Aug 2023. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

Pedestrian access is gained via a entrance door from the High Street with intercom security system or vehicular access via the electric gates to the rear off the Warwick Road.

There are allocated parking spaces for residents and number 12 has a garage with a parking space to the front. A paved path leads to the rear communal entrance door with intercom security system leading to the communal hall, stairs lead off to all floors, the apartment is on the second floor with a fire door leading to the front entrance door leading to;





## ENTRANCE HALL

Large storage cupboard with shelving and hot water cylinder. Doors leading off to:

## LOUNGE/ DINING ROOM

French doors to small balcony overlooking the High Street, Electric radiator, Sky connection and opening to;

## FITTED KITCHEN

Range of base, wall and drawer units, roll top work surfaces, tiled splash backs, integrated fridge & freezer, washing machine, under unit lighting, one and half sink drainer with mixer tap, electric oven with ceramic hob and extractor over.

## BEDROOM ONE

Feature 'turret' with two double glazed window with triple glazed unit overlooking the corner of the High Street, Velux window with fitted black out blind, electric radiator, large built in wardrobe and door to;

## ENSUITE SHOWER ROOM

Fitted mirror, ceramic tiled walls, under floor heating, modern white suite with WC, pedestal wash basin and shower cubicle with thermostatic shower.

## BEDROOM TWO

A great sized second bedroom with suitable study area to the rear, double glazed window and triple glazed unit, generous built in wardrobe, electric radiator and polish laminate flooring.



## BATHROOM

Ceramic tiled walls and tiled floor, white suite, WC, pedestal wash basin, panelled bath with mixer tap and shower head and shower head hook over, shower curtain pole.

## GARAGE

With up and over garage door and parking space to the front.

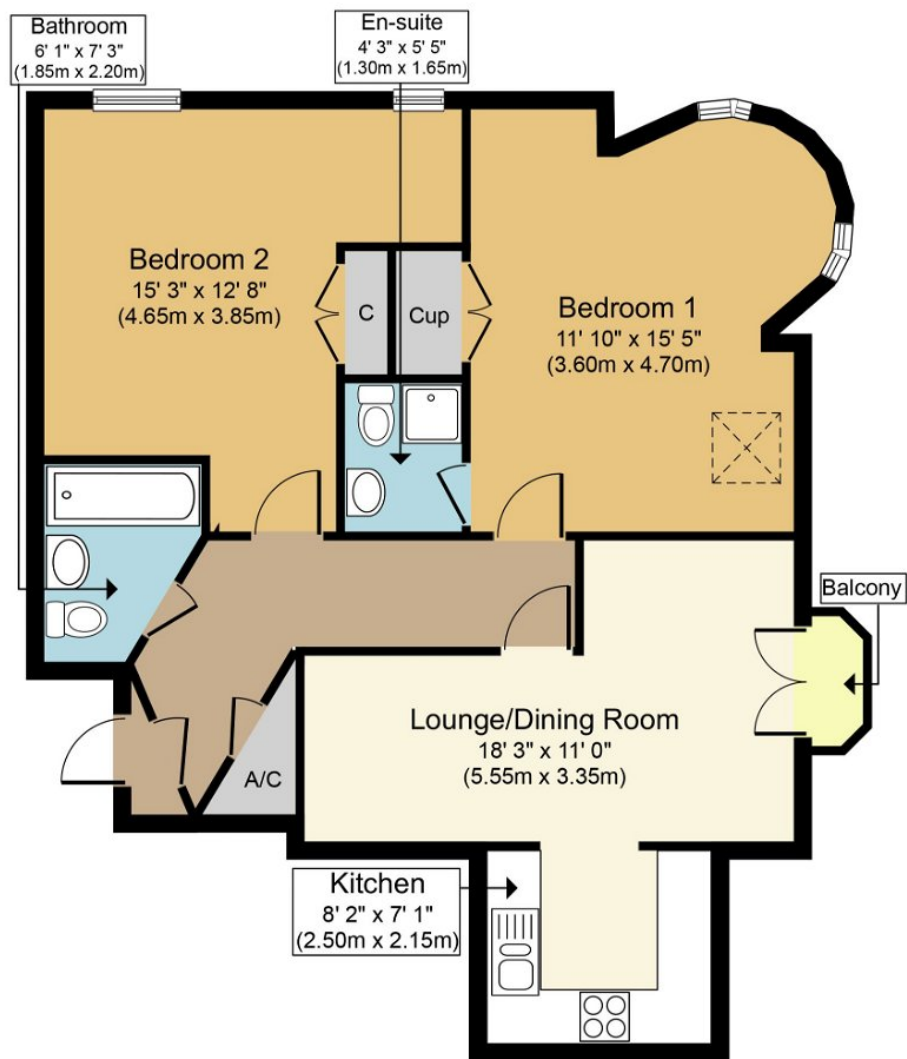
## GENERAL INFO

The property is share of freehold with a lease of 999 years from 27th December 1997.

Service charge currently £100.00 per month, No ground rent.

Council Tax Band D.





Approximate Floor Area  
**765 sq. ft.**  
 (71.1 sq. m.)

**Approx. Gross Internal Floor Area 765 sq. ft. (71.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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