



The Whitehouse, High Street, Henley-in-Arden

Guide Price £235,000

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The Whitehouse, High Street, Henley-in-Arden

A Grade II listed character 2 double bedroom Duplex Apartment in the heart of the Town overlooking the High Street, requiring full refurbishment.. Gas centrally heated with living room. Kitchen & bathroom. On site parking. No upward Chain. New Lease

Location

The small town of Henley in Arden is focussed on a wonderful mile long high street, showcasing wonderful architecture with multiple convenience stores and independent boutique shops. Excellent restaurants and pubs make Henley in Arden a destination town, including 'The Mount' restaurant and bar by celebrity chef - Glynn Purnell. This is a location full of character and wonderful historic homes lining the main high street.

Henley is central to the wider villages of Lawsonford, Claverdon, Preston Bagot, Morton Bagot and Wootton Wawen, each with their own charm and character. Henley in Arden leads the way into Stratford Upon Avon, home of Shakespeare's birthplace and the famous Royal Shakespeare Company.

Henley Ice Cream shop is a true destination in itself - serving ice cream since 1934 and has continued to be one of the more famous stores on the high street! Not far from the main street is Henley in Arden Secondary School, which became an Academy in 2011. The train station located on Station Lane, serviced by West Midlands train service, operates trains every hour in each direction between Birmingham Snow Hill and Stratford-upon-Avon.





APPROACH - Whilst the Apartment faces the High Street in part above the White Company hairdressers, the entrance is around the back up a shared staircase with number 13.

SHARED LOBBY - With locked outer & inner doors.

RECEPTION HALL - With dog leg staircase at the end to the first floor.

KITCHEN - Range of cupboards & drawers under contrasting laminate worktop. 4 ring gas hob with electric oven below. Stainless steel splash back with matching cooker hood above. Integrated fridge freezer. Sink & drainer below rear window. Recess with plumbing for a washing machine. Wall cupboards one of which houses the gas combi boiler.

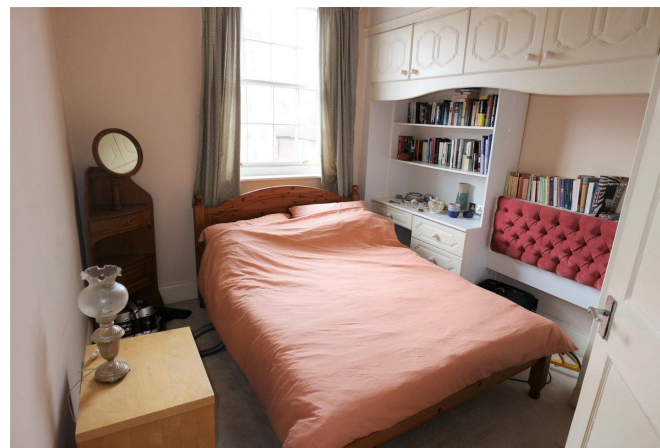
LIVING ROOM - A full width room with twin sash windows overlooking the High Street.

LANDING - With rear window.

BATHROOM - Bath with hand held shower attachment. Corner quadrant shower cubicle. Wash basin & WC. Wall light & shaver socket.

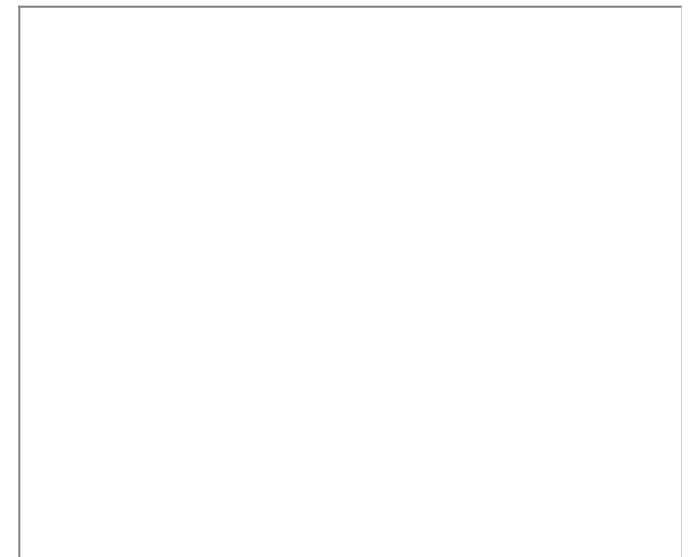
BEDROOM ONE - Again twin windows. Two double fitted wardrobes either side of shelving.

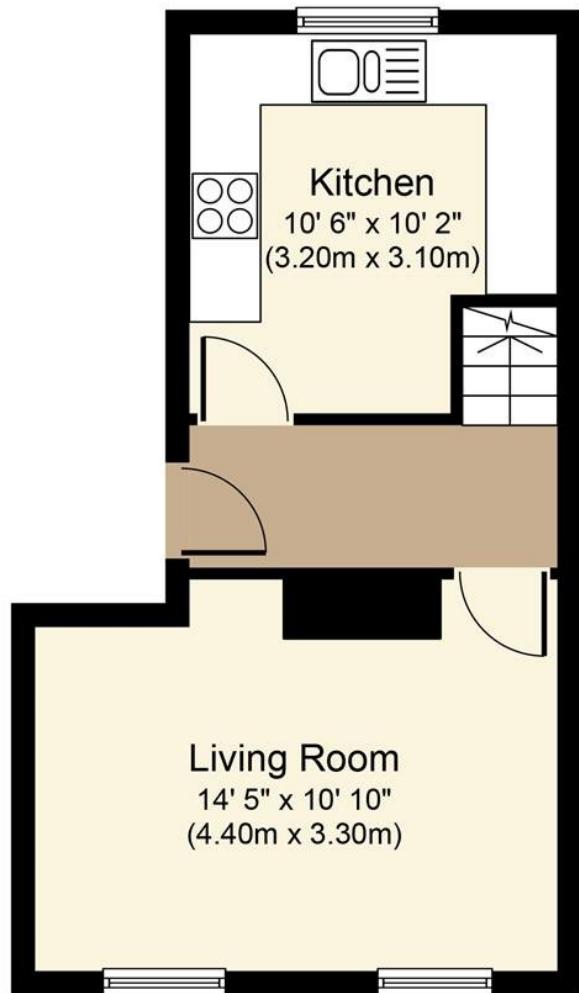
BEDROOM TWO - Double wardrobes either side of bed space with cupboards above and matching dressing table.



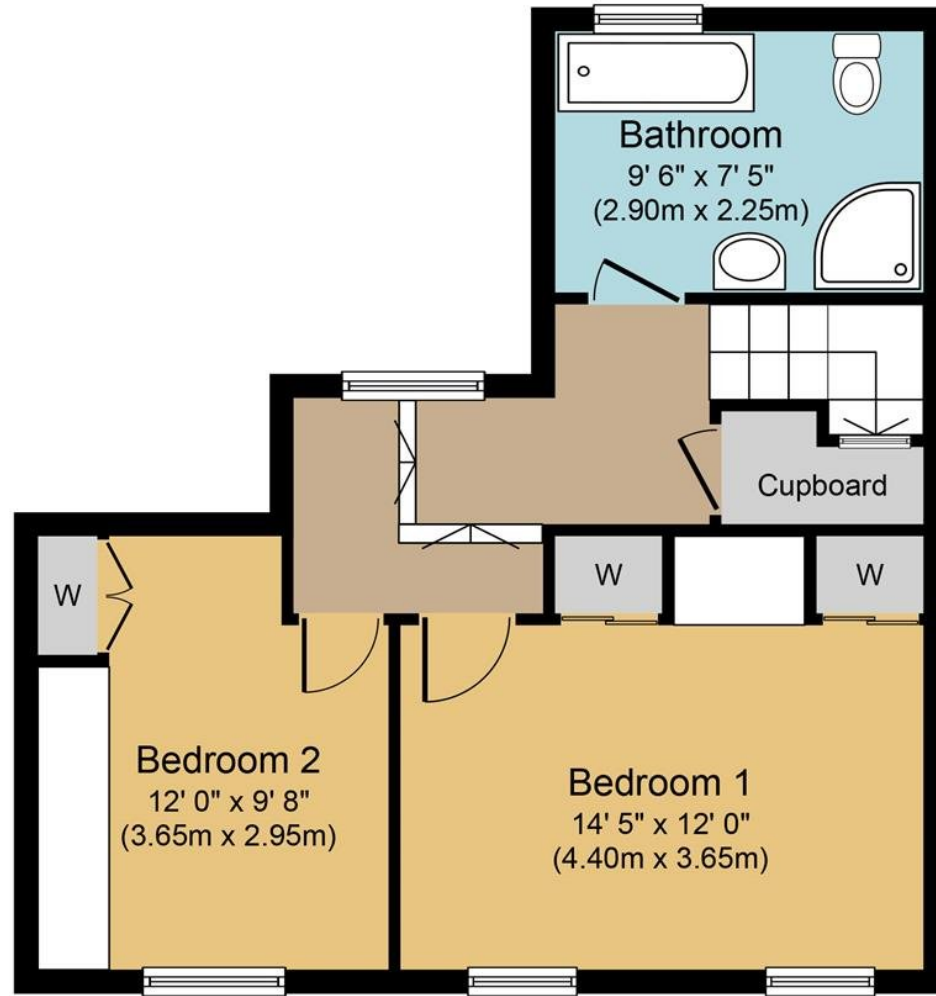
PARKING - On site parking together with limited visitor parking.

LEASEHOLD INFORMATION - There is a new lease with 141 years unexpired. There is no ground rent. The current Service Charge is £3,500 a year.





Ground Floor
 Approximate Floor Area
 305 sq. ft.
 (28.3 sq. m.)



First Floor
 Approximate Floor Area
 462 sq. ft.
 (42.9 sq. m.)

Approx. Gross Internal Floor Area 766 sq. ft. (71.2 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. 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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