



GEORGE HOUSE, HIGH STREET, HENLEY-IN-ARDEN

£450,000

Hawkins & Patterson
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GEORGE HOUSE, HIGH STREET, HENLEY-IN-ARDEN

Inside one of the most iconic buildings in the historic High Street you will find an equally stunning 3 bedroom duplex apartment. Ample secure parking within a gated courtyard the property is impeccably presented in beyond "showhome" condition. A luxury home & a perfect "lock & Leave". You can purchase the full interior package at an additional price and move straight in. Come and see for yourself.

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 summer 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.





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Electric gates give access into the courtyard with numbered parking & visitors spaces. Intercom opens into the wide carpeted lobby with staircase to the inner lobby with door opening into this fabulous home. The bright & attractive sitting room is dual aspect & features an exposed brick wall. Either side of a partition wall is access into the dining room. The kitchen is a Siematic kitchen with every whistle & bow going. You will want for nothing.



Upstairs the principal bedroom has twin windows & a beautiful en-suite. The further two bedrooms have access to an equally well appointed glamorous bathroom.

The quality of the conversion & the use of space is outstanding.

The apartment comes complete with 4 car parking spaces.

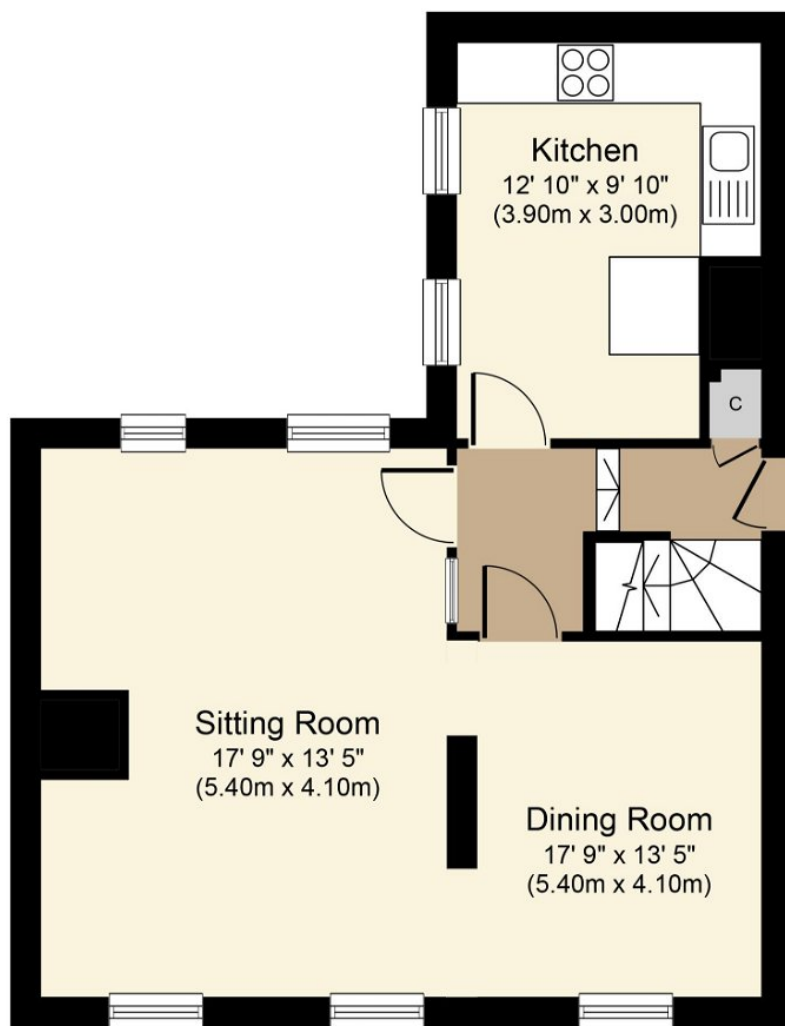
The loft is boarded and has purpose built units for additional storage accessed via a loft ladder.

The apartment is currently a 2 bedroom and dressing room, the dressing room was converted by the current owners from a bedroom and could easily revert.

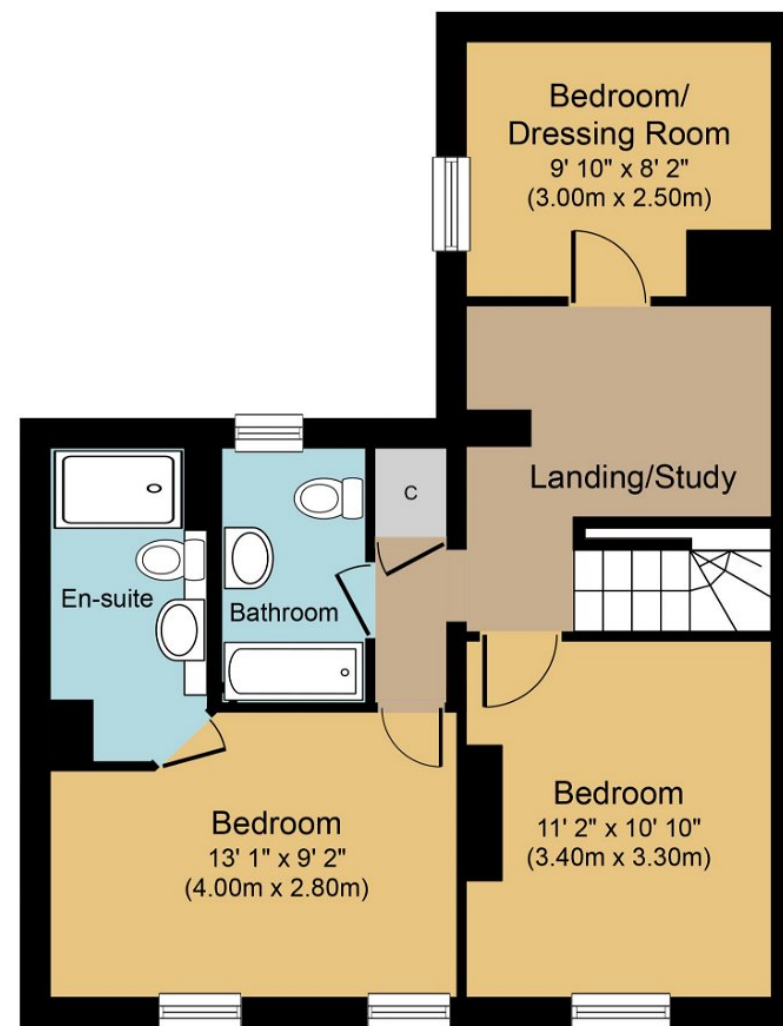
THINGS YOU NEED TO KNOW

The balance of the Build Zone Warranty will be transferred, this expires in June 2027. The 150 year Lease started in June 2017. The ground rent is £200 & the Service Charge for the year ended March 2024 was £376.00. The service charges are managed by the owners of the 5 apartments under the guise of their own Management Company. Tax Council tax band E.





First Floor
Approximate Floor Area
542 sq. ft.
(50.3 sq. m.)



Second Floor
Approximate Floor Area
542 sq. ft.
(50.3 sq. m.)

Approx. Gross Internal Floor Area 1084 sq. ft. (100.7 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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