



**Stratford Road, Henley-in-arden, B95 6AE**

**Guide Price £399,500**

**Hawkins  
Patterson &**





**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

### **LOCATION**

**Henley-in-Arden is a highly sought-after market town, renowned for its historic high street, charming period architecture, and strong sense of community. The town offers an excellent range of independent shops, cafés, traditional pubs, and restaurants, along with everyday amenities, making it ideal for both professionals and downsizers alike.**

**The area is well regarded for its schooling options and enjoys excellent transport links, with Henley-in-Arden railway station providing direct services to Birmingham, Stratford-upon-Avon, and beyond. Road links are equally convenient, with easy access to the M40, M42, and wider motorway network.**

**Surrounded by beautiful Warwickshire countryside yet offering a vibrant town-centre lifestyle, Henley-in-Arden perfectly balances rural charm with modern convenience.**

### **APPROACH**

Access to Henley Grange is gained via a private driveway with electric entrance gates, gravelled driveway leads to the building with a parking space to the front and one to the rear.

### **COMMUNAL ENTRANCE LOBBY**

Communal entrance door with intercom security system, smoke alarm, lift and stairs of to upper floors, the apartment is situated on the first floor with a hardwood entrance door through to;

### **ENTRANCE HALL**

Coved cornice, ceiling downlights, smoke alarm, radiator and double doors to;

### **OPEN PLAN LIVING ROOM & KITCHEN**

#### **Living Area**

Double glazed window to the side and double doors to Juliet balcony, radiator, coved cornice, two useful double store cupboards and door to bedroom one.

#### **Kitchen Area**

Gloss fronted base, wall and drawer units with worktops over, tiled splashbacks, one & a quarter sink drainer unit, built in Bosch electric oven with induction hob and extractor canopy over, Bosch microwave, american style fridge freezer, two double glazed windows to side and ceiling downlights.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **BEDROOM TWO**

Double glazed window to side, radiator, two double fitted wardrobes with central dressing table, ceiling downlights and door to;

## **JACK & JILL SHOWER ROOM**

Modern white suite, WC, wash basin with vanity storage cupboard beneath, double shower cubicle, thermostatic shower and separate spray head, tiled splashbacks and flooring, heated towel rail and door to entrance hall.

## **STUDY/ BEDROOM THREE**

Double glazed window to side, radiator and storage cupboard housing the central heating boiler.

## **BEDROOM ONE**

Double glazed window to side and rear, radiator, built in wardrobe, door to;

## **DRESSING ROOM**

Fitted shelving, hanging rails and drawers to either side and door to;

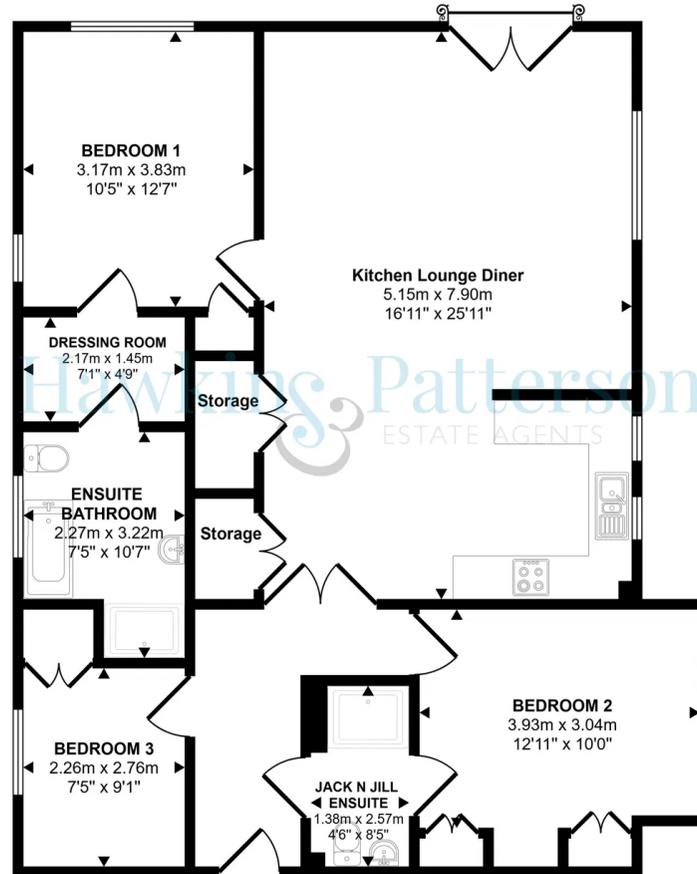
## **ENSUITE BATH/SHOWER ROOM**

Frosted double glazed window to side, modern white suite, WC, bowl basin with mixer tap on oak surface, double shower cubicle, thermostatic shower with separate spray attachment, heated towel rail, feature tiled splashbacks, tiled floor, shaver point and plumbing and space for washing machine.

EPC BAND B, COUNCIL TAX BAND D.



Approx Gross Internal Area  
102 sq m / 1102 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Hawkins & Patterson**

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