



GEORGE HOUSE, HIGH STREET, HENLEY IN ARDEN

Guide Price £309,950

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

Are you looking for,

Blended character & contemporary luxury first home? The ultimate "lock & leave" with everything on your door step? An assured investment to rent. This stunning second floor Apartment can forfill all those roles & more. Part of one of the most attractive & much photographed buildings in the heart of the wonderful Town. This is too good an opportunity to miss. You can buy the full package the furniture & fixtures & fittings (at a price) & move in when suits as there is no UPWARD CHAIN. We look forward to showing you around.

APPROACH

Entry 'phone & electric gated give access into the rear numbered parking for two cars. Intercom opens into lobby with wide carpeted staircase to the second floor. Inner lobby with door opening into,

LIVING ROOM

So many features, where to start?

The twin leaded light box bay windows with bespoke shutters & seating? The magnificent mellow brick recessed inglenook? Or perhaps the high ceiling with exposed beams?

This generously proportioned room provides ample space for relaxing, dining & perhaps a study area? The Siematic kitchen is "as new" & provides contrasting coloured floor & wall units. Polished granite worktop with recessed sink, mixer tap & carved draining board. Integrated Siemens appliances throughout that include induction hob with concealed extractor above. Under top oven. Slimline dishwasher, fridge & freezer. Leaded light front window.

INNER HALL

With Oak doors. High level recessed store cupboard with recessed display shelving below.





UTILITY CUPBOARD

Such a clever use of space. Automatic lighting. Full width worktop with plumbing below for washer/dryer. Wall mounted Combi boiler.

SHOWER ROOM

Obscure secondary glazed rear window. The room is fully tiled, floor & walls. Glass entry sliding door double sized shower, rainfall head & hand held attachment. Wall mounted wash basin & adjacent WC with concealed cistern. Chrome ladder radiator. Three section mirror front store cupboards with display top below. Downlights & extractor.

BEDROOM

Leaded light windows on two elevations with bespoke shutters. Vaulted ceiling with original exposed beams. Part exposed mellow brick feature wall. Double fitted wardrobe. Access to the loft via pull down ladder.

TENURE

The Apartment is Leasehold with a 150 year Lease which commenced on the 1st June 2017. The Ground Rent is £200 per annum. Service charge currently £970. This covers: building insurance, maintenance of the communal areas, the electric gate & lighting. The owners manage the building & grounds as the George House Management Company.

GENERAL INFORMATION

The balance of the Build Zone Warranty is available until June 2027. All main services are connected. Council Tax is Band C.



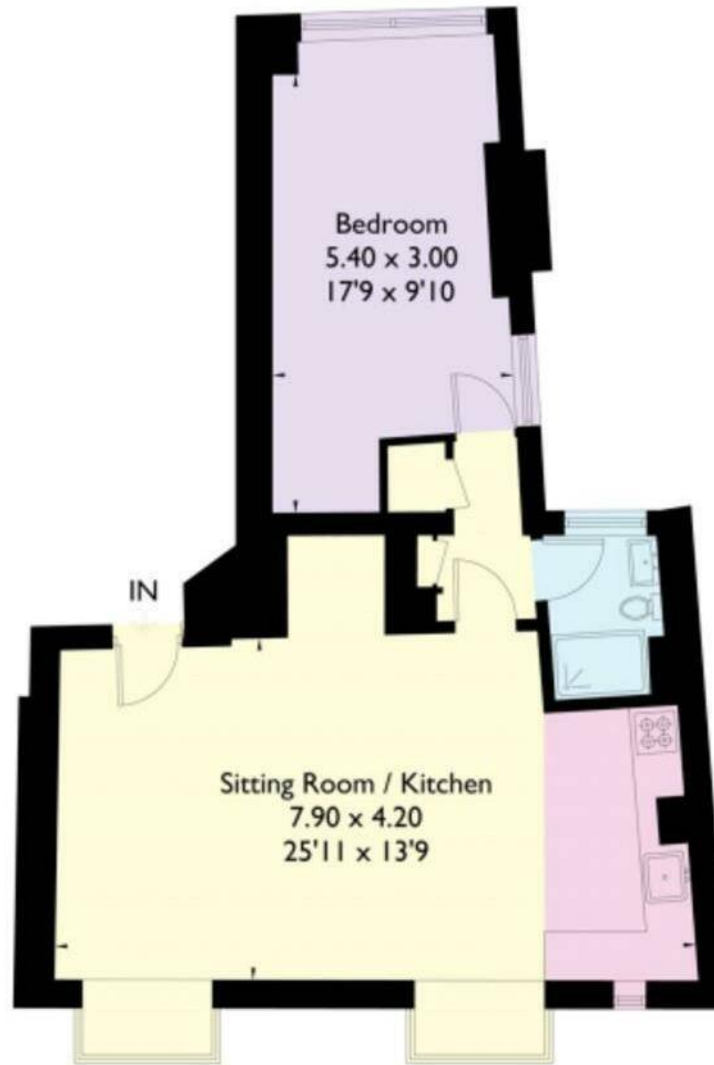
FIXTURES & FITTINGS

By separate & additional sum, all the furniture, fixtures & fittings are available to purchase in this beautiful Apartment, if you would like to acquire the complete package. Who wouldn't?



George House, Henley, Arden

Approximate Gross Internal Area
55.7 sq m / 599 sq ft



First Floor

Illustration for identification purposes only. Not to scale
Ref: 185889