



Millfield Court, Henley In Arden, Warks, B95 5AD

£179,950

Hawkins & Patterson
ESTATE AGENTS



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110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Millfield Court, Henley In Arden, Warks, B95 5AD

Bright & light first floor 2 double bedroom Apartment with no upward chain.

Millfield Court sits just off the Northern end of the High Street with all the amenities an easy level walk away. Shops, Pubs & Restaurants all on your doorstep. As is the beautiful countryside that surrounds this favoured Town. Great vale bright, safe & spacious home.

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.

THE SETTING

The two blocks have extensive lawns on two sides together with residents parking. Communal staircase leads to the first floor.

RECEPTION HALL

With store cupboard & airing cupboard. Doors into gas centrally heated rooms with radiators.

LIVING ROOM - 4.72m x 3.35m (15'6" x 11'0")

With laminate flooring. Picture window plus high level window.





KITCHEN - 2.59m x 2.24m (8'6" x 7'4")

Range of wood laminate base & wall units. Inset hob with oven below cooker hood above. Recess with plumbing for a washing machine. Space for fridge/freezer. Serving hatch. Picture window with sink & drainer below. Tiled floor.

BATHROOM

Three piece suite in white. Bath with shower over & tiled surround. low flush WC & wash basin.

BEDROOM ONE - 3.73m x 2.97m (12'3" x 9'9")

BEDROOM TWO - 3.28m x 2.77m (10'9" x 9'1")

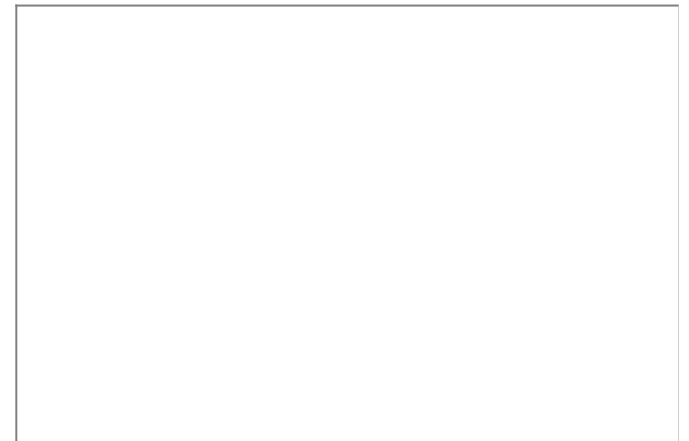
Tenure - Leasehold. Advised 130 year lease

Services - Mains gas, electricity, water and drainage

Outgoings - Service Charge is approximately £1246 and ground rent approximately £50 Per Anum

Council Tax - Stratford-Upon-Avon Council, Band C





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	