



William James Way, Henley-In-Arden B95 5GB

Guide Price £189,950

**Hawkins & Patterson**  
ESTATE AGENTS

-  Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757
-  [sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
[www.hawkinspatterson.com](http://www.hawkinspatterson.com)
-  110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS

## William James Way, Henley-In-Arden B95 5GB

A bright, well planned second floor, purpose built apartment. Quietly situated at the top of the High Street. Open plan living room with well fitted kitchen with appliances. Two bedrooms (one with en-suite) plus bathroom. Gated parking. NO CHAIN

### APPROACH

Standing at the end of a cul de sac these purpose built Apartments by David Wilson Homes have visitor parking at the front and gated parking within for residents. Entry 'phone with carpeted staircase to the second floor.

### RECEPTION HALL

Maple laminate front door with spyhole. Two store cupboards. 'Phone entry. Loft access. Maple veneer doors into,

### DUAL ASPECT LIVING ROOM

### SITTING / DINING AREA

Double French doors with Juliette balcony, sides either side.

### KITCHEN

Vinyl tiled effect floor. This "U" shaped kitchen has base cupboards and drawers under contrasting worktops. Sink & drainer below front window. Four ring gas hob with concealed extractor above with lighting. Undertop electric oven. Integrated fridge / freezer plus Whirlpool washer / dryer and slimline dishwasher. Cupboard housing Ideal gas boiler. Larder unit and three wall cupboards.





## **BEDROOM ONE**

Twin rear windows. Part mirror fronted sliding door double wardrobe.

## **EN-SUITE**

Tiled floor. Recessed shower cubicle with folding glass doors. Wash basin with glass shelf & mirror above. WC. Chrome towel rail. Shaver socket & extractor.

## **BEDROOM TWO (front)**

## **BATHROOM**

Again with a tiled floor. Bath with hand held shower. WC and wash basin. Chrome towel rail. Shaver socket & extractor.

## **OUTSIDE**

Electric gates give access into carp park & gardens. With designated parking.

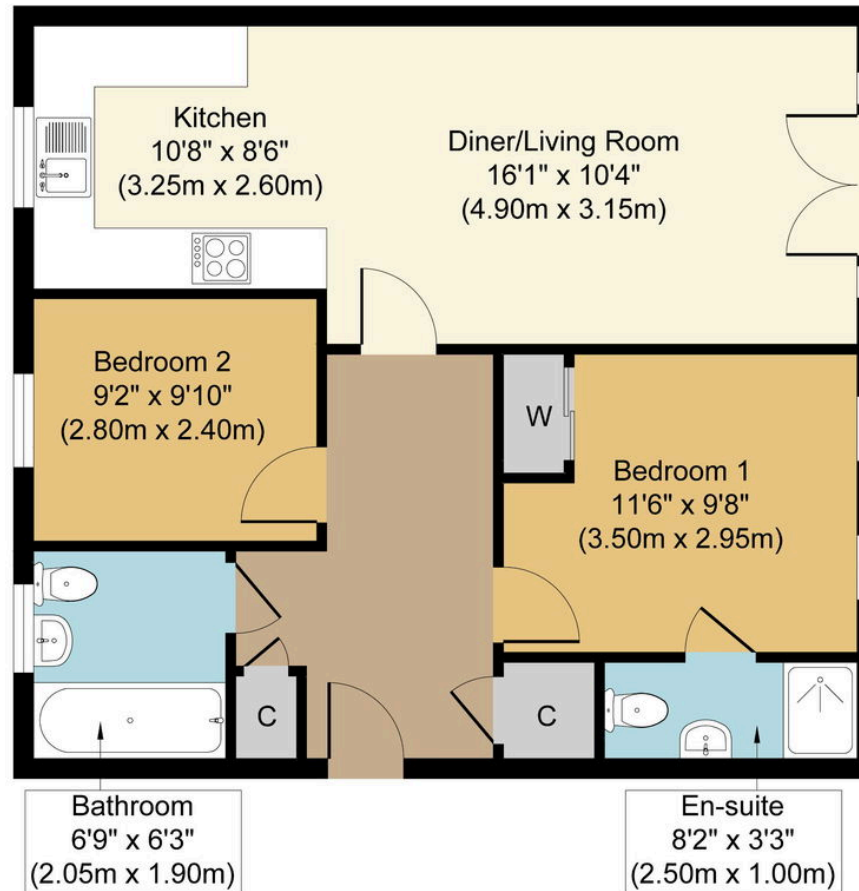
## **GENERAL INFORMATION**

The Apartment has a 125 year Lease starting in 2007. The current Service Charge is £174.60 per month. The rising annual ground rent is currently £396.07.



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). There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.





**Approximate Floor Area**  
**636 sq. ft**  
**(59.08 sq. m)**

**Approx. Gross Internal Floor Area 636 sq. ft. (59.08 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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