



High Street, Henley-In-Arden, B95 5HX

Guide Price £287,950

**Hawkins
Patterson &**





Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Henley-in-Arden High Street offers a rare blend of historic charm and everyday convenience, making it a highly desirable place to live. Lined with characterful period buildings, independent shops, cafés, and traditional pubs, it creates a welcoming village atmosphere while still providing everything you need within walking distance.

Residents benefit from a strong sense of community, regular local events, and excellent transport links, including a direct rail line to Birmingham and easy access to the M40. The surrounding Warwickshire countryside adds to the appeal, offering scenic walks and a peaceful setting just moments from your doorstep.

Living on Henley-in-Arden High Street means enjoying a lifestyle that combines heritage, convenience, and a true sense of place.

NO UPWARD CHAIN. Large, bright, quietly situated ground floor 3 Bedroom Apartment. One of only four at the rear of the High Street facing De Montfort Court. Long Lease & 25% share of the Freehold. Re-fitted kitchen & bathroom. West facing living room and separate dining room. Presented beautifully throughout. Patio with well maintained garden beyond. Garage & parking in front.

APPROACH

This Apartment is one of four that stands at the rear of the main block which faces the High Street. In & out vehicular entrance. Intercom entry.

LOBBY

With rear door out to the garden. Paneled front door with obscure glazed side screen opens into,

RECEPTION HALL

With cloaks cupboard

ROOMS IN ORDER

BEDROOM ONE (rear) 9' 7" x 7' 72 (2.92m x 2.31m)

Airing cupboard housing gas fired boiler.

BEDROOM TWO (rear) 9' 8" x 9' 3" (2.95m x 2.82m)

BEDROOM THREE (front) 13' 1" x 11' 1" (3.99m x 3.38m)

Used as the principal bedroom. Extensive range of fitted wardrobes, bed side cabinets & dressing table.







BATHROOM

Re-fitted with tiled floor & fully tiled walls. White suite comprising bath with mixer tap below obscure glazed window. Dual flush WC & bidet. Corner shower cubicle with glass entry doors., electric shower. Wash basin. Chrome radiator. Downlights & extractor.

LIVING ROOM 18' 4" x 9' 8" (5.59m x 2.95m)

A generously proportioned room with a Westerly aspect to enjoy the afternoon sun. French doors & side windows out to the patio & garden beyond. The room features marble fire surround & hearth with coal effect gas fire. Double small paned doors into,

DINING ROOM 11' 1" x 11' 1" (3.99m x 3.99m)

Wide three quarter height picture window.

KITCHEN 11' 1 x 8' 1" (3.38m x 2.46m)

A black & white kitchen. Black tiled floor, range of high gloss white cupboards & drawers under black laminate worktops. Sink & drainer below wide picture window. Inset 4 ring gas hob with electric oven below, Recess with plumbing for a washing machine & dishwasher. Space for freestanding fridge/freezer. Range of wall cupboards including a china cupboard.

GARDEN

Private small patio. Lawn adjoining & flower beds all maintained within the service charge. Owners shed.

GARAGE & PARKING

Situated outside the dining room window. With parking in front of the up & over door.

GENERAL INFORMATION

This apartment shares 25% of the freehold of the block. The Lease commenced on the 25th January 2013, it expires on the 20th September 2970.

There is a nominal ground rent. The current service charge is £1231.45 per half year.





Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

sales@hawkinspatterson.com

<http://www.hawkinspatterson.com/>

Hawkins
Patterson &