



Apartment 8 The Elms, High Street, Henley-In-Arden, B95 5AG

Guide Price £227,500

**Hawkins & Patterson**  
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## Apartment 8 The Elms, High Street, Henley-In-Arden, B95 5AG

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.

Access is gained via a large welcoming entrance hallway with stairs off to the upper floors, the apartment is situated on the first floor facing the high street.





## OPEN PLAN LIVING ROOM/ KITCHEN

Feature sash style, double glazed windows to the front bay, radiator, fitted base, wall and drawer units, worktops, sink drainer unit, integrated, fridge, dishwasher, washing machine and separate fridge/ freezer. Inner lobby area with double storage cupboard/ wardrobe.

## DOUBLE BEDROOM

Feature double glazed oriel bay window and radiator.

## STYLISH BATHROOM

Feature tiling to the walls and flooring. Modern white suite with wall mounted wash basin and vanity drawer beneath, WC, panelled bath with thermostatic shower, rain head, spray attachment and separate push control smart system.

## OUTSIDE

## COMMUNAL GARDEN AND PARKING

There is an allocated parking space to the rear of the building accessed via electric gates with a communal bin store in front. The gardens are mainly lawned with fencing to the boundary.



**Services:**

Mains electricity, gas, water and drainage are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

For more information visit:

Tenure: Leasehold: Term : 250 years from 1 January 2020.

We believe the service charge to be £1020.20 per annum and the ground rent to be £185.00 per annum.

The Service Charge Covers; Internal & External Communal Cleaning, Gardening to Communal Areas, Communal Lighting, Buildings Insurance, Window Cleaning, General Repairs & Maintenance, Communal Gates Maintenance and Fire Security.

**Council Tax:**

Stratford-on-Avon District Council - Band C



Approx Gross Internal Area  
40 sq m / 430 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.