



**Deers Leap, Bear Lane, Henley in Arden**

**Guide Price £345,000**

**Hawkins  
Patterson &**





Quietly situated, beautifully presented 2 bedroom ground floor Apartment. A couple of minutes walk into the High Street, countryside or the Station. Standing within gated mature grounds. The living space is presented in ageless "show home" condition.

#### **APPROACH**

Electric gated access opens into the carefully maintained grounds with resident and visitors parking. Video entry into a tiled lobby with Oak laminate front door opening into,

#### **HALLWAY**

With underfloor heating which extends throughout the apartment. Cloaks cupboard & pressurised hot water tank. Solid Oak laminate fire door lead to,

#### **LIVING ROOM**

A triple aspect room with windows on three elevations. Composite stone fire surround & hearth containing coal effect electric fire. Coving & ceiling lights.

#### **"L" SHAPED KITCHEN**

Tiled floor. Extensive range of base and wall cupboards with contrasting laminate worktops. AEG oven and separate microwave. Matching 4 ring gas hob with brushed stainless steel back and cooker hood with lighting. Integrated dishwasher and washing machine. Unit to house fridge/freezer. Sink & drainer with lighting over. Range of wall mounted cupboards.

#### **PRINCIPAL BEDROOM**

A slightly "L" shaped room. Deep double fitted wardrobe with internal lighting. Coving & downlights. Door into,

#### **EN-SUITE**

Tiled floor & part tiled walls. Shower cubicle with glass entry door. WC with concealed cistern. Wall mounted wash basin. Twin recessed wooden edged display shelving, one with mirror back. Chrome towel rail. Extractor, coving & downlights.







## **BEDROOM TWO**

Currently used as a dining room. With double fitted wardrobe.

## **BATHROOM**

Currently re-fitted to provide double size glass enclosed shower. Similarly beautifully appointed like the en-suite. Naturally a bath could be reinstated if preferred?

## **DESIGNATED PARKING**

This Apartment has two spaces at the side & front.

## **THE GROUNDS**

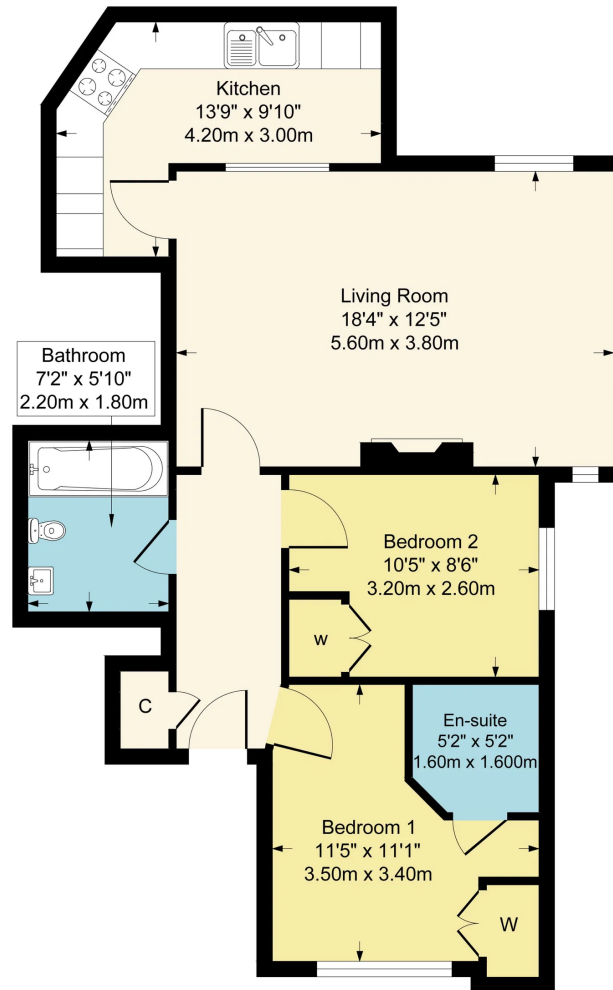
Mature parkland gardens that are superbly well maintained. There is a sheltered seating & BBQ area shared by all the residents.

## **GENERAL INFORMATION**

Under the terms of the Lease pets are not permitted. The Lease is 125 years from 2005. The current ground rent is £125 per half year. The Service Charge is £1596.82, again, per half year. This cover buildings insurance, gardening, upkeep of communal areas, lighting & the electric gate.



Approximate Gross Internal Area  
747 sq ft - 69 sq m



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

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