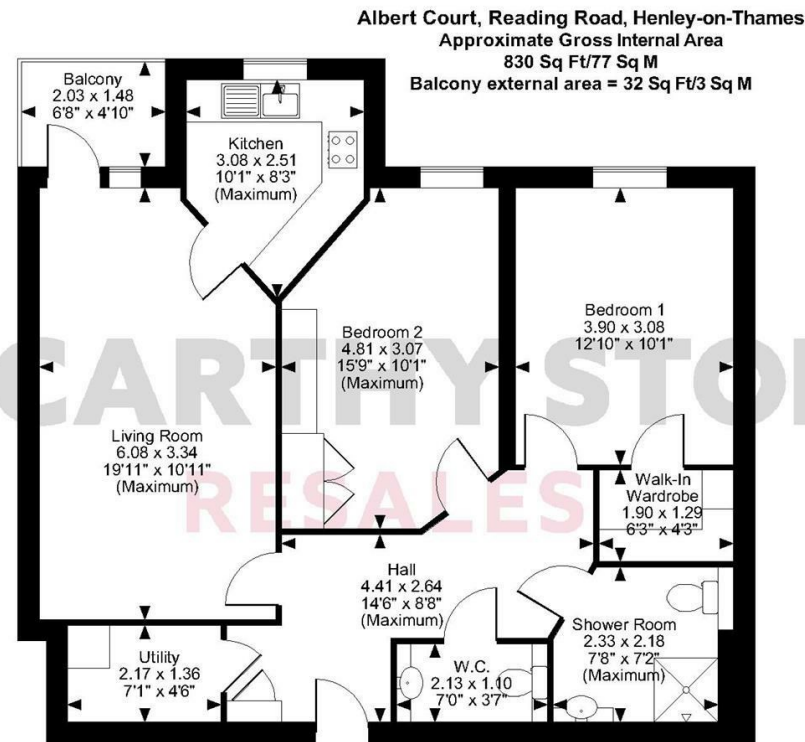


25 Albert Court

345 Reading Road, Henley-On-Thames, RG9 4HE



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking price £300,000 Leasehold

This SOUTH FACING spacious and beautifully presented two double bedroom apartment with a large covered balcony overlooking the communal grounds.

Albert Court is a 'Retirement Living Plus' development offering independent living with a little extra help should it be needed giving security and peace of mind throughout your retirement. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.

345 Reading Road, Henley-On-Thames

2 bed | £300,000

Summary

Albert Court is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a modern fully fitted kitchen, fitted and tiled shower room, separate WC, spacious bedrooms and double aspect living room with balcony. 24 hour emergency call system.

Communal facilities include a Bistro style restaurant serving freshly prepared meals daily, Club lounge where social events and activities take place, a typical social weekly calendar comprises; Scrabble afternoon, Coffee morning, Film night, Bridge club, Cheese & Wine evening or a day trip to the theatre. A wellbeing suite/hairdressing salon and landscaped gardens. There is a fully equipped laundry room, mobility scooter store with charging points and if your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Albert Court with additional services including a laundry and ironing service, care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area

Albert Court is conveniently located on Reading Road and is in close proximity to an array of amenities. A Tesco superstore is just a stones throw away, and offers groceries, clothing and a pharmacy right on your doorstep. Home to the prestigious Henley Royal Regatta, and several other popular events and festivals throughout the year, this town offers something for everyone. The town center is known for its quaint boutiques, and boasts an array of eateries. This is the perfect location for those that would enjoy a stroll along the River Thames. Mill and Marsh Meadows recreation grounds lie next to the river and have many family activities on offer, from boat hire to a 'pitch and putt'. Henley provides excellent access to surrounding towns by road or rail, with the M4 and M25 easily accessible, and the railway station close by.

Entrance Hall

Front door with spyhole leads to the entrance hall, the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in utility/storage and airing cupboard housing a Gledhill 'pulsacoil' hot water cylinder, 'Vent-axia' air filtration/heat exchange system, shelving for linen and towels and a BOSCH washer/dryer. Doors lead to the two double bedrooms, living room, shower room and WC.

Living Room and balcony

A bright, spacious and very well presented living/dining room benefitting from a patio door with windows to side opening onto a large covered balcony with external lighting and views over the communal grounds and also provide a sunny south facing aspect. Two ceiling light points, raised power points. TV & telephone points. Sky & Sky+ connection point. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted modern style kitchen with white high gloss cupboard doors and contrasting work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap sits below the south facing window. There is a NEFF integrated fridge/freezer and a fitted NEFF electric oven and microwave oven. There is also a fitted NEFF electric ceramic hob with a stainless steel extractor over and opaque glass splashback.

Bedroom One

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights. South facing window allows plenty of natural light into the room.

Bedroom Two

A second double bedroom of good proportions, wardrobe with shelving and hanging rails. TV and phone point and ceiling lights. South facing window. Bespoke built storage units which includes drawers, cupboards and shelving.

Shower Room

Modern suite comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below and to the sides, illuminated mirror cabinet with integrated shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Partially tiled walls and wet room anti-slip tiled flooring, electric heated ladder style towel rail, emergency pull cord and ceiling spot light.

WC/Cloakroom

Tiled and fitted with suite comprising low level WC, vanity unit with wash hand basin incorporating cupboards beneath and illuminated mirror above.

Service Charge (Breakdown)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact the Property Consultant or Estates Manager.

Service Charge: £13,166.55 per annum (for financial year ending 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

999 years lease from 1st June 2018

Ground rent £510 per annum

Ground rent review: 1st June 2033

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

