



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

A well presented, one bedroomed coach house apartment situated just a short walk from the High Street. The property features its own entrance and briefly comprises; entrance hall with staircase rising to the first floor, modern open plan kitchen/living room with integrated appliances, re-fitted bathroom and double bedroom with fitted wardrobes. The property further benefits from allocated parking, two outdoor bike/store rooms, gas central heating, UPVC double glazing and views over the countryside beyond.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctor's surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



£895 Per Month

Set back from the road, the apartment features its own front door, which opens into:-

Entrance Hall
9'1" x 3'10" (2.77m x 1.18m)

With radiator, inset coir matt and staircase rising to the first floor.

Landing
With radiator, UPVC double glazed window to the side and door opening into:-

Open Plan Living Room/Kitchen
16'8" x 12'5" (5.1m x 3.81m)
Modern fitted kitchen with a range of wall, base and drawer units with roll top work surfaces over, and matching up-stands, inset stainless steel sink unit with chrome mixer tap over, built in electric fan assisted oven, inset 4-ring gas hob with extractor hood over, integrated slimline dishwasher, integrated 'Indesit' washer/dryer and integrated fridge/freezer, radiator, UPVC double glazed window to the rear with views over the countryside beyond, 'B.T open reach' internet point and T.V aerial point.

Bedroom One
13'11" x 9'4" (4.25m x 2.87m)
With UPVC double glazed window to the front, radiator, fitted mirrored wardrobe with hanging rail and shelving, chest of drawers and two bedside cabinets.

Re-Fitted Bathroom
6'8" x 5'10" (2.04m x 1.79m)
Three piece white suite comprising; panelled bath with chrome mixer tap and mains fed shower over, pedestal wash hand basin with chrome mixer tap, wall mounted mirrored vanity cupboard, low level W.C, tiled flooring and tiling to splash backs, UPVC double glazed obscure window to the front, chrome ladder style heated towel rail, shaving point and extractor fan.

Airing Cupboard
Housing the gas central heating combination boiler. Space for storage.

Parking
Allocated parking space for one vehicle to the rear, and further on road parking to the front.

To the side of the property is a:-

Communal Bin/Bike Store
With concrete flooring.

To the rear of the property is a:-

Store Room
10'8" x 4'1" (3.27m x 1.25m)
With concrete flooring.

Additional Information
Services:
Mains gas, electricity, water and drainage are connected to the property.

Council Tax:
Stratford-Upon-Avon District Council - Band B

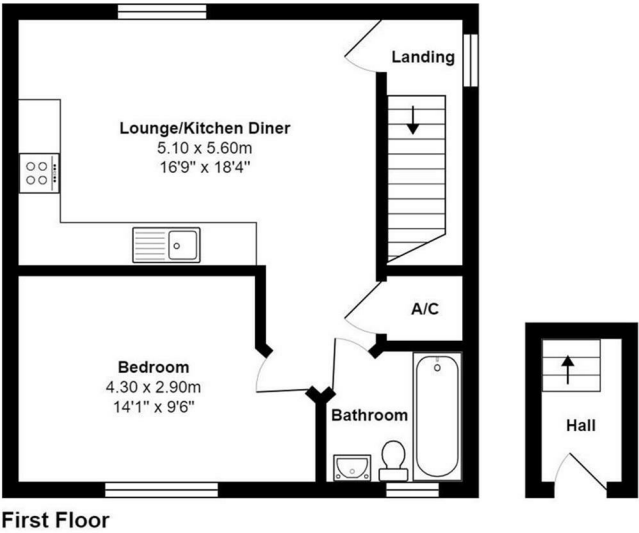
Viewing:
Strictly by appointment with John Earle (01564 794 343)

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb).

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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Total Approx Area: 43.0 m² ... 462 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

