



EARLES
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63 Arden Road
Henley-In-Arden, Warwickshire B95 5LN
£210,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A well presented two bedrooomed first floor maisonette, being offered for sale with no upper chain. The property features a gravelled driveway which provides off road parking for several vehicles, and a good sized private South facing garden.

Briefly comprising; entrance lobby, hallway, living/dining room, modern fitted kitchen, modern fitted shower room and two double bedrooms with fitted wardrobes. Situated within close proximity to the High Street via a cut through from Meadow Road.

The prestigious market town of Henley-in-Arden offers great amenities with plenty of Public Houses, Restaurants, a Co-Op, Post Office, Doctors and Dentist Surgery and Bespoke Individual Shopping Facilities. Henley is located along the A3400 and lies approximately 8 miles north of Stratford-upon-Avon and 9 miles south of Solihull. Henley also offers excellent transport links with its railway station providing links into Birmingham and Stratford-upon-Avon. Henley is also situated within easy reach of the Midlands Motorway network: M40 and M42, M5 and M6.



The parking for number 63 is approached from Arden Close, where a gravelled driveway provides off road parking for several vehicles. A timber gate & footpath leads to the side steps and front door, and a timber picket gate gives access onto Arden Road to the front. A paved footpath leads round to an outdoor under-stairs storage cupboard and brick built garden shed.

A UPVC front door opens into:-

Entrance Lobby

With radiator and staircase rising to the first floor.

Hall

With hatch giving access to the loft, and doors through to the lounge/dining room, kitchen, two bedrooms and shower room.

Lounge/Dining Room

Featuring a UPVC double-glazed bay window to the front, along with an additional UPVC double-glazed window to the front and two radiators.

Kitchen

Modern fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and matching upstands, inset 1 1/4 sink unit with chrome mixer tap over, dual aspect with UPVC double glazed windows to two sides, radiator, built in 'Beko' electric oven, inset 4-ring 'Lamona' electric hob with chrome chimney style extractor hood over, integrated washing machine, tumble dryer, fridge and freezer. Spot lighting to the ceiling and under cupboard lighting.

Bedroom One

Fitted sliding door mirrored wardrobes with a range of hanging rails and shelving, radiator and UPVC double glazed window to the rear.

Bedroom Two

With UPVC double glazed window to the front, radiator and fitted sliding door mirrored wardrobe with hanging rails, shelving and over-stairs alcove housing the wall mounted 'Glow-worm' combination boiler.

Shower Room

Modern fitted shower room with quadrant shower unit with mains fed 'Drench Head' shower over with additional hand held attachment, feature tiling to the walls, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, UPVC double glazed obscure window to the rear, ladder style heated towel rail and extractor fan.

South Facing Garden

Mainly laid to lawn and enclosed by mature hedging, offering a good degree of privacy. A gravelled patio provides an ideal space for outdoor entertaining, while a gravelled footpath leads to the front of the property. A timber gate offers convenient pedestrian access to the driveway.

Additional Information

Services:

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

Council Tax:

Stratford on Avon District Council - Band A

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, O2 and Vodafone being rated 'Good outdoor, variable in-home' coverage, and Three being rated 'Good outdoor' coverage.

For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Tenure:

The Property is Leasehold with 125 years from 17 October 2013, with 112 years remaining.

Service Charge/Ground Rent is a total of £60.61 per month (£48.11 service charge, £12.50 ground rent)

payable and managed by Orbit Housing and covers external building repairs and buildings insurance. This has been reviewed for 2026/2027 and is set to reduce to £53.16 per month (£40.66 service charge, £12.50 ground rent) from April 2026.

Vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

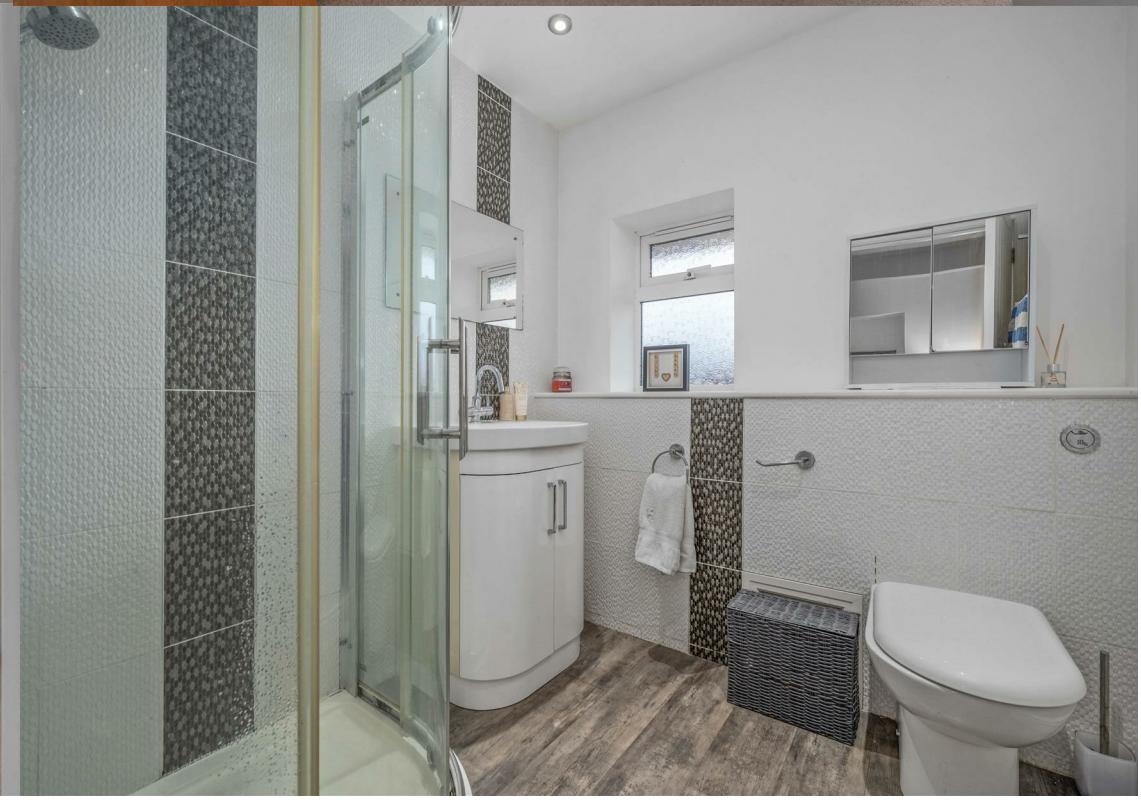
Flood Risk:

This location is in a low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343.

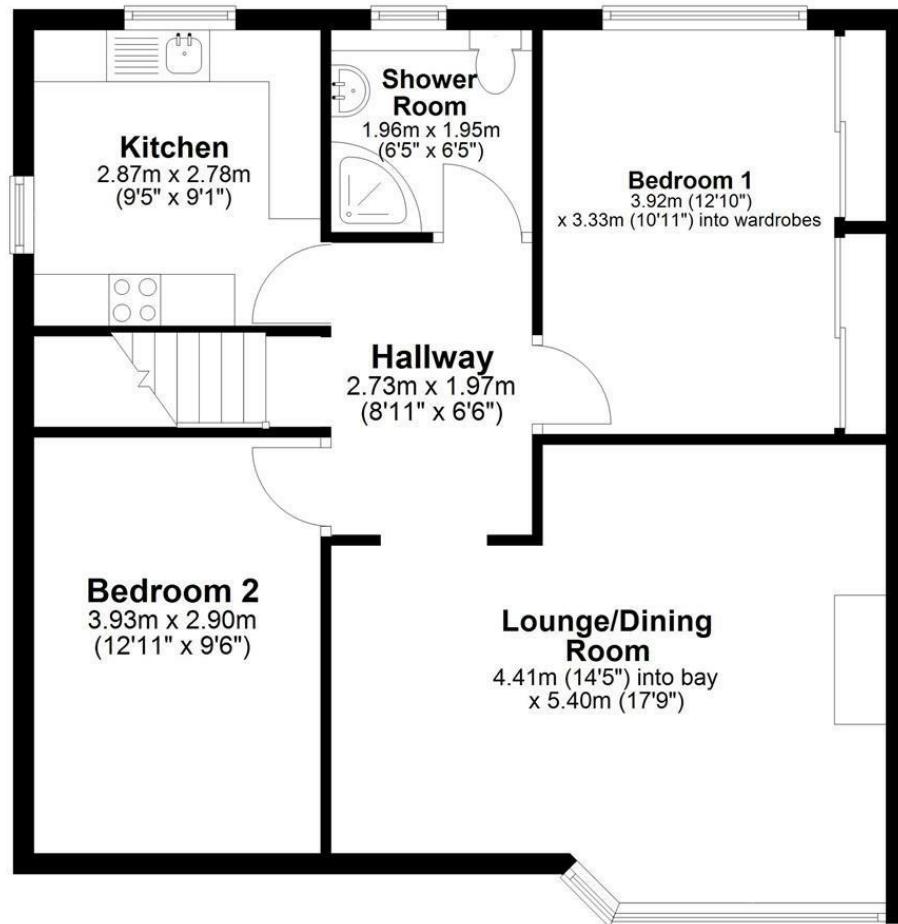
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First Floor Apartment

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	76
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
England & Wales		EU Directive 2002/91/EC

