



EARLES
TRUSTED SINCE 1935



**12 Yew Tree Gardens,
Henley-in-Arden, Warwickshire, B95 5HP
Offers In The Region Of £329,950**

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

A rare opportunity to acquire a delightful and spacious three bedroomed end of terrace property situated in the sought after retirement development of Yew Tree Gardens. Briefly comprising a welcoming entrance hall, cloakroom, bright and spacious dual-aspect lounge/dining room, modern fitted kitchen, three well-proportioned bedrooms, and a contemporary shower room.

The property benefits from a garage and driveway parking, west facing sun terrace and delightful South & West Facing communal gardens.

Built in 1987, Yew Tree Gardens comprises 29 cottage-style properties and 4 apartments, which are all within easy walking distance of all the amenities on offer in Henley-in-Arden. The complex was built exclusively for persons over the age of 55 years or if a couple, where at least one party is that age or over. Designed to compliment the charming character of the traditional properties of the High Street, they are situated within the Henley-in-Arden conservation area and are surrounded by private landscaped gardens with mature trees and shrubbery throughout.



From the Henley-in-Arden High Street, a secure wrought iron gate gives access to the 'Yew Tree Gardens' development, as well as vehicular access off Brook End Drive.

No.12 Yew Tree Gardens is set back behind a tarmac driveway which provides parking and gives access to the garage. There is a neatly maintained lawned foregarden and beneath a canopy porch, the front door opens into:-

Entrance Hall

With radiator, staircase rising to the first floor, cloaks/storage cupboard with automatic lighting, hanging rail & shelving, door opening into:-

Cloakroom

With low level W.C, roll top vanity surface with inset wash hand basin and chrome mixer tap over, chrome ladder style heated towel rail and extractor fan.

Living/Dining Room

Dual aspect with UPVC double glazed windows to the front and rear, two radiators and feature fireplace with inset electric fire. From the dining area, a glazed door opens into:-

Kitchen

A range of wall, base and drawer units with laminate work surfaces over, inset sink unit with chrome mixer tap over, UPVC double glazed window overlooking the communal gardens beyond. Built in eye level 'Lamona' electric fan assisted oven and built in grill, inset 4-ring electric hob with extractor hood over, tiling to splash backs, pull out larder unit, space and plumbing for an automatic washing machine, integrated 'Slimline' dishwasher, space for a fridge/freezer, wall cupboard housing the 'Worcester' gas fired central heating boiler, UPVC double glazed door giving access to the rear garden.

First Floor

Doors to three bedrooms and shower room, hatch giving access to the loft.

Bedroom One

UPVC double glazed window to the front overlooking the roof tops, high street and trees beyond, radiator, 4-door fitted wardrobe with hanging rails, drawers and shelving.

Bedroom Two

UPVC double glazed window to the rear overlooking the communal gardens beyond and radiator.

Bedroom Three

UPVC double glazed window to the front overlooking the roof tops, high street and trees beyond, radiator and airing cupboard housing the hot water cylinder and fitted shelving.

Shower Room

Walk in shower unit with 'Triton' electric shower over and glazed sliding door, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, feature tiling to splash backs, radiator, tiled flooring, UPVC double glazed obscure window to the rear, built in wall cupboard with fitted shelving and further built in storage cupboard.

Outside

West Facing Sun Terrace

Paved patio with views over the communal gardens, cold water tap and timber glazed door opening into the garage.

South & West Facing Communal Garden

A delightful south and west facing communal garden, which has been thoughtfully landscaped and is maintained to a high standard. The grounds comprise extensive lawns bordered by mature trees, well-established hedging, and a variety of seasonal planting, providing both privacy and visual interest throughout the year. Seating areas are positioned to take advantage of the sunny aspect, offering a peaceful and refined setting for residents to enjoy.

Garage

With electric up and over garage door, power and lighting, partially boarded to roof space, timber glazed door gives pedestrian access to the rear garden.

Additional Information

NOTE

It is a condition of purchase that the resident(s) be over the age of 55 years.

Broadband:

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: <https://checker.ofcom.org.uk/>.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone),

with O2, Three, and Vodafone having 'Good Outdoor' coverage and EE having 'Good outdoor, variable in-home' coverage. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via an electronic gas central heating boiler, which is located in the kitchen.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale. There is a service charge of £2903.85 per annum, which covers maintenance of communal areas, communal services, buildings insurance, external decoration and gutter cleaning, emergency alarm system and residents' site manager.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

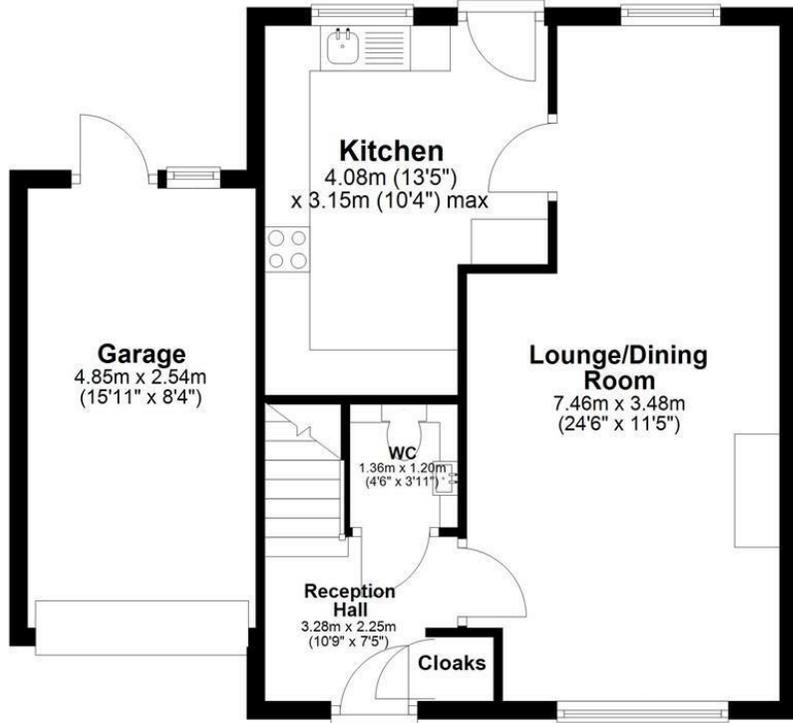
Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





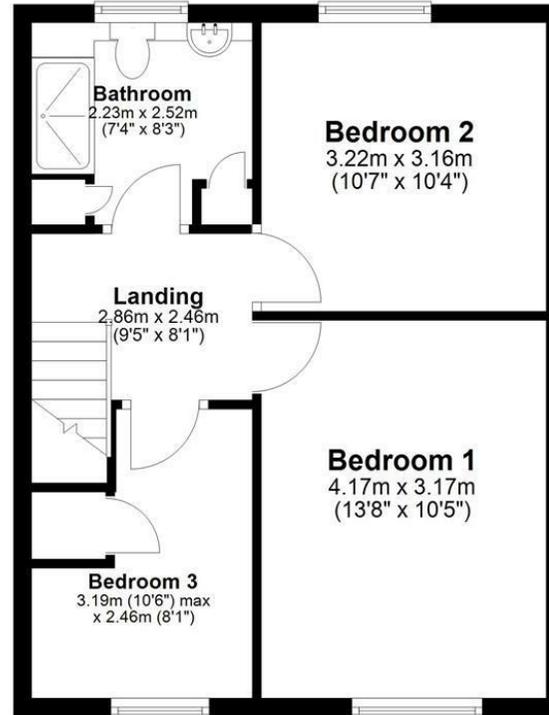
Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

