



Apartment 37, Aspen Court, Chestnut Walk, Henley-In-Arden, Warwickshire, B95 5GP

This apartment is situated on the first floor of Aspen Court which is part of the popular two building complex, Chestnut Grove, specifically aimed at over-60s/retirement. The accommodation briefly comprises entrance hall with ample storage, lounge, fitted kitchen, one bedroom and bathroom. Residents will also have access to on-site parking, communal lounge and well-maintained gardens.

Chestnut Grove is located just a few minutes away from the Henley High Street providing many local amenities such as shops, pubs, restaurants, Post Office, dentist and doctor's surgery. The property further benefits from good rail, bus and road links to Stratford-upon-Avon, Birmingham and beyond while vehicular access is gained via Johnson Place.



£600 Per Month



JOHN EARLE

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Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, each with three floors, lift and stairway access to all. Each building has 51 self-contained apartments, all benefitting from secure communal entrance hall, communal sitting room, laundry facilities, gardens and parking. In addition, an on-site house manager is in residence and personal alarms are installed to each room for added peace of mind.

Number 37 Aspen Court is situated on the first floor.

This property is located at the end of a corridor with easy access to the lift. The front door opens into:

L-Shaped Entrance Hall
9'10" (max) x 7'6" (max) (3m (max) x 2.3m (max))
Telephone intercom system, emergency alarm with pull cord, door to airing cupboard which houses the hot water cylinder and with shelving above, door to additional storage cupboard with automatic lighting and doors to all other rooms.

Lounge
12'9" (into doorway) x 11'9" (3.9m (into doorway) x 3.6m)
With large timber-framed window to the front elevation, feature Adam-style fire surround, TV aerial point, wall-mounted "Honeywell" thermostatic heating control and double radiator.

Kitchen
7'10" x 7'10" (2.4m x 2.4m)
Fitted kitchen with a range of wall, drawer and base units with roll top work surface over, inset 1.25 bowl stainless steel sink unit with chrome mixer tap, built-in eye-level "Indesit" electric oven, inset four-ring electric hob with extractor hood over, space for a fridge-freezer, space and plumbing for an automatic washing machine, tiling to splashbacks and extractor fan.

Bedroom
10'9" (to wardrobe fronts) x 10'5" (3.3m (to wardrobe fronts) x 3.2m)
With timber-framed window to the front elevation, built-in wardrobe with hanging rail and shelf above, TV connection point and radiator.

Bathroom
6'6" x 6'6" (2m x 2m)
With obscure timber-framed window to the side, 3-piece suite comprising; panelled bath with hot and cold taps, mains fed shower over and shower curtain rail, low level W.C with concealed cistern and vanity unit with inset wash hand basin. Fitted mirror, wall cupboards, tiling to splashbacks and radiator.

Communal Gardens
A communal garden area with mature borders, laid to lawn area and a number benches to sit.

Communal Lounge
A communal seating area for residents to socialise.

Laundry Area
Located in Blackthorn Court. With large commercial washing machines and dryers where tokens can be collected from the warden on site and W.C.

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

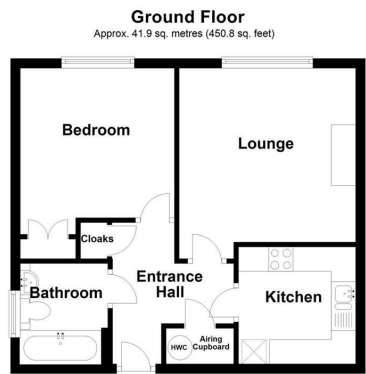
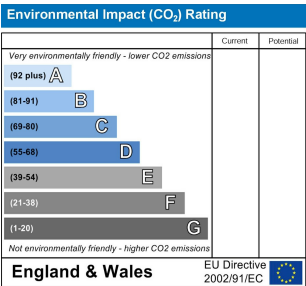
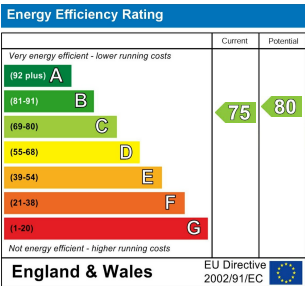
Council Tax: Band C - Stratford on Avon District Council

Viewing: Strictly by prior appointment through John Earle on 01564 794343.

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

A holding deposit is required equivalent to 1 weeks rent.

John Earle is a Trading Style of John Earle & Son LLP
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Reg. No. OC326726



Total area: approx. 41.9 sq. metres (450.8 sq. feet)
Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.
Plan produced using PlanUp.

