



**20, Blackthorn Court Chestnut Walk  
Henley-In-Arden, B95 5GN  
Offers In The Region Of £142,000**



A beautifully presented modern two-bedroom apartment, ideally positioned on the first floor of the sought-after Blackthorn Court development. This south-facing property enjoys plenty of natural light and is easily accessible via a lift.

The well-designed accommodation briefly comprises: a welcoming entrance hall with generous storage space, a bright and spacious lounge, a contemporary re-fitted kitchen, two bedrooms — the master featuring fitted wardrobes — and a stylish, modern shower room.

An added benefit is that heating and hot water are included within the management fee.

Blackthorn Court forms part of the popular Chestnut Grove complex, a purpose-built retirement development for residents aged 60 and over. The complex offers a range of excellent communal facilities including on-site parking, a residents' lounge, launderette, guest suite, and beautifully maintained gardens.

Conveniently located just a short stroll from Henley High Street, residents can enjoy easy access to a wide range of local amenities such as shops, restaurants, pubs, a Post Office, dentist, and doctor's surgery. The area is well connected with good road, rail, and bus links to Stratford-upon-Avon, Birmingham, and surrounding areas, with vehicular access via Johnson Place.

Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, Aspen Court and Blackthorn Court, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park. Blackthorn Court features a communal laundry facility and Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Number 20 Blackthorn Court is situated on the first floor (with lift access).

Front door opens into:-

#### Entrance Hall

15'8" x 7'2" (max)/4'3" (min) (4.80m x 2.20m (max)/1.30m (min))

Telephone intercom system, emergency alarm with pull cord, door to storage cupboard with fitted shelving, and radiator. Door into:

#### Airing Cupboard

Housing the hot water cylinder; with fitted shelving.

#### Lounge

17'8" x 9'10" (5.40m x 3.00m)

With UPVC double glazed window to the front (South), feature fireplace with inset electric fire, and radiator.

#### Kitchen

9'10" x 7'2" (3.00m x 2.20m)

Recently refitted; with UPVC double glazed window to the front (South), modern Shaker-style fitted kitchen with a range of wall, drawer and base units with solid wooden work surfaces over, inset 1.75 sink with chrome mixer tap over, built-in "Indesit" eye-level oven, inset 4-ring electric hob with extractor fan above, space for a fridge-freezer, space and plumbing for a dishwasher or washing machine, and feature tiling to splashback areas.

#### Bedroom One

12'5" x 9'6" (3.80m x 2.90m)

Dual aspect; with UPVC double glazed windows to the front and side, built-in wardrobe with mirrored sliding doors, hanging rail and fitted shelving, and radiator.

#### Bedroom Two

9'10" x 6'2" (3.00m x 1.90m)

With UPVC double glazed window to the front and radiator.

#### Shower Room

6'2" x 6'2" (1.90m x 1.90m)

With 3-piece suite comprising; quadrant shower cubicle with glazed doors and mains fed shower over, low level WC, vanity unit with inset wash hand basin, chrome mixer tap and mirrored cabinet over, additional fitted wall and drawer units, extractor fan, tiling to splashback areas, and chrome ladder-style heated towel rail.

#### Communal Sitting Room

To the ground floor, there is a communal seating area for residents to socialise.

#### Guest Accommodation

A well equipped guest suite is available for visitors at a very reasonable charge, within Aspen Court.

#### Laundry Facilities

Located in Blackthorn Court; with large commercial washing machines and tumble dryers.

#### Communal Gardens

Mainly laid-to-lawn with mature borders and a number of benches.

#### Additional Information

Services:

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

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 is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good (outdoor only)', O2 being 'Good (outdoor only)', Three being rated 'Good (outdoor only)' and Vodafone being rated 'Good in-home and outdoor'

Tenure:

The property is Leasehold with a term of 125 years from 1st January 1989. Vacant possession will be given upon completion of the sale. The Freeholder is Family Housing Association (Birmingham) Ltd.

Service Charge

The service charge is approximately £324 per month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent is Citizen Housing Association (Birmingham).

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.

Viewing:

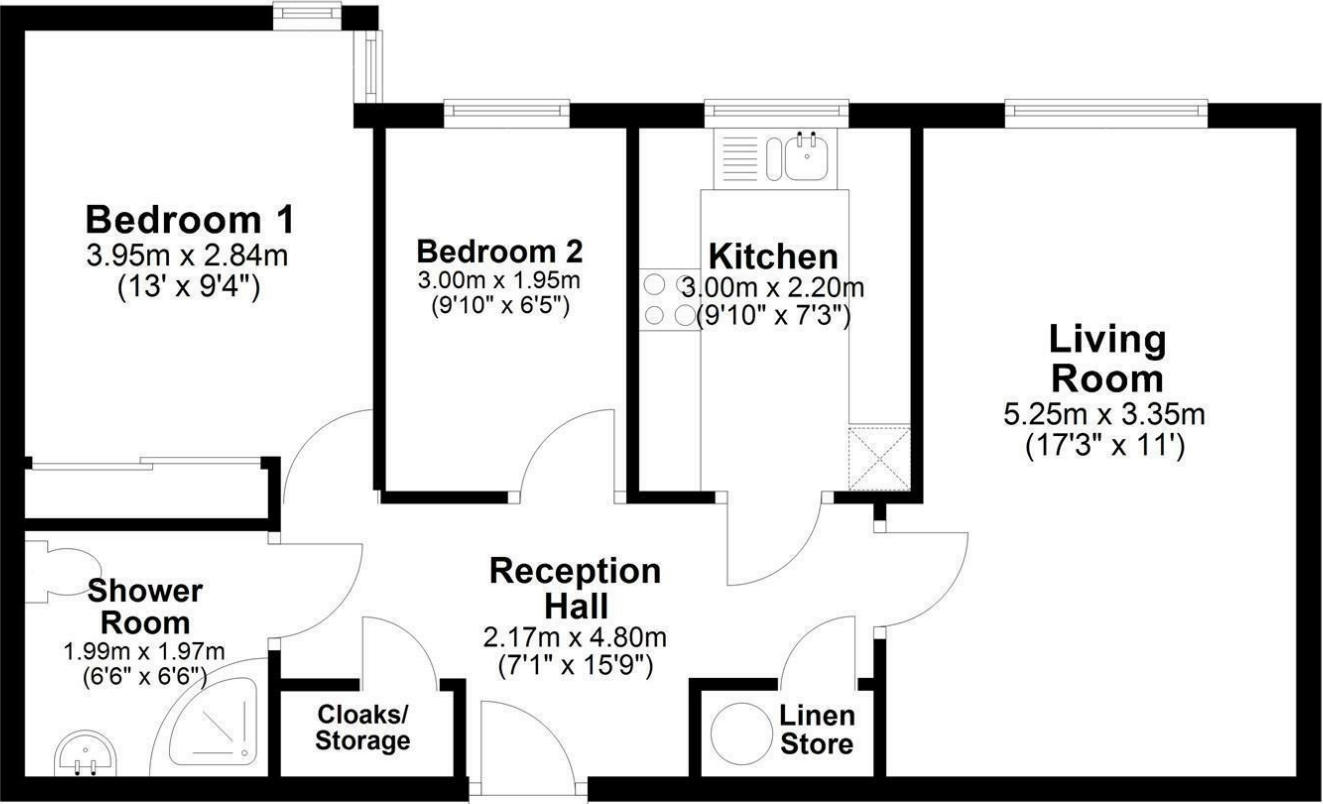
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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# First Floor Apartment

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



