



**23 The Croft**  
**Henley-In-Arden, Warwickshire B95 5DY**  
**£1,250 Per Month**

UNDER APPLICATION- Number 23 The Croft offers modern and comfortable accommodation throughout, over three floors, the property has 3 bedrooms, a family bathroom and en-suite. Number 23 also benefits from a garage and parking, and consists of a dining kitchen, low maintenance west facing garden and double glazing throughout.

### No Smokers, Application Fess & Deposit Apply

The Croft is a small sought-after residential development situated just off Henley-in-Arden High Street, accessed via a private road. The properties were constructed in the late 1990s and enjoy a quiet location, with easy access to the many restaurants, pubs, shops, schools, doctors surgery and railway station, giving links to Stratford upon Avon and Birmingham City Centre.

A paved pathway through the wrought iron fenced foregarden, leads to Number 23 which is a prominently positioned end mews property in a small row of townhouses.

The front door opens to:

#### Hallway

With laminate flooring, window, radiator, stairs to first floor and door leading to:-

#### Lounge

12'5" x 12'5" (3.8 x 3.8)

With Laminate flooring, two windows to the front, radiator, feature fireplace with inset gas fire, under stairs storage cupboard and double doors leading to:-

#### Kitchen Diner

15'8" x 7'10" (4.8 x 2.4)

With tiled flooring, full range of wall and base units with granite tops, inset Villeroy & Boch sink. Integrated appliances including gas hob, double electric oven, electric extractor hood, fridge and dishwasher. Plumbing for a washing machine. Window overlooking the rear, and door leading to the garden.

The Dining area has laminate flooring, radiator and window to rear.

#### First Floor Landing

Radiator, access to the Master Bedroom, third bedroom and family bathroom, stairs rising to 2nd floor.

#### Master Bedroom

9'6" x 8'2" (to wardrobe fronts) (2.9 x 2.5 (to wardrobe fronts))

With a window to the rear, built in wardrobes with sliding doors, door to:-

#### Ensuite

6'2" x 8'2" (into shower) (1.9 x 2.5 (into shower))

With tiled floor, window to the rear, tiling to splash-back, shower cubicle with electric shower, low level W.C, pedestal wash hand basin, radiator, cupboard with shelving, housing hot water cylinder.

#### Bedroom Three

10'5"(max) x 9'6"(max) (3.2(max) x 2.9(max))

Window to the front, radiator.

#### Bathroom

5'10" x 5'10" (1.8 x 1.8)

Low level WC, pedestal wash hand basin, panelled bath with central mixer tap and shower attachment, glass shower screen.

#### Second Floor Landing

Door giving access to cold water tank.

#### Bedroom Two

12'5" x 12'5" (3.8 x 3.8)

Two windows looking out to the front with views to the church, two radiators, built in cupboard housing wall mounted gas boiler and hanging rail, second built in storage cupboard.

#### Outside

West facing low maintenance garden, timber decking, fencing to all sides, paved patio area, timber gate giving side access.

#### Garage

16'8" x 7'10" (5.1 x 2.4)

Metal up and over door, power and lighting

#### General Information

#### Services

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

#### Council Tax

Stratford on Avon District Council - Band E

#### Viewing

Strictly by appointment only, through John Earle on 01564 794343

#### Tenant Fees:

PROPERTY APPLICATION FEE £150 + VAT (£180 inc)

TENANT/OCCUPIER APPLICATION FEE £ 75 + VAT (£90 inc)

GUARANTOR'S REFERENCE\* £ 75 + VAT (£90 inc)

COMPANY REFERENCE\* £300 + VAT (£360 inc)

TENANCY RENEWAL/EXTENSION £ 50 + VAT (£60 inc)

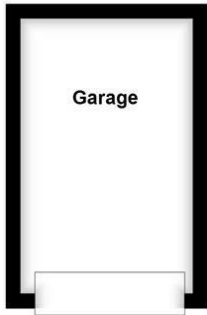
INVENTORY CONTRIBUTION £ 50 + VAT (£60 inc)

\* Where applicable

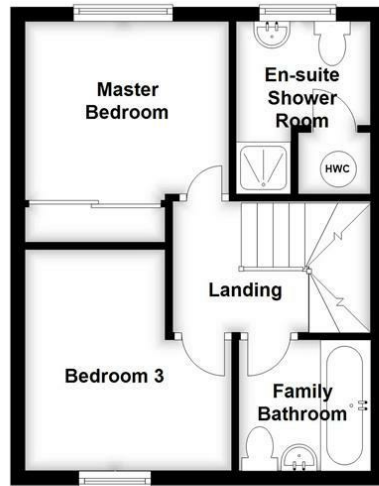
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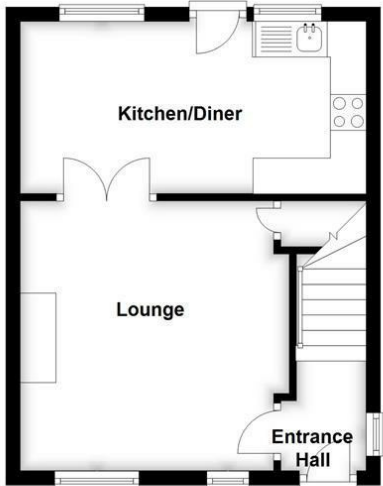
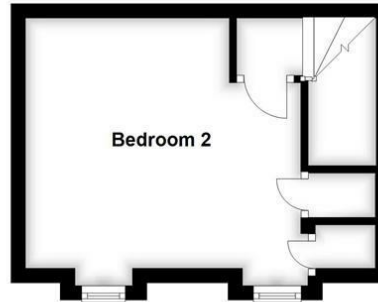
**Ground Floor**



**First Floor**



**Second Floor**



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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

