



**Apartment 1 The Elms
Henley-In-Arden,
Warwickshire B95 5AG**

£1,095 PCM

Open Plan Lounge, Dining and Kitchen

13'9" x 17'4" into bay window (4.2m x 5.3m into bay window)

A beautifully presented modern open plan lounge, kitchen and dining area with Karndean flooring, underfloor heating, individually zoned heating controls in every room and video intercom system.

Lounge area

With 5-seater L-Shaped Corner sofa, matching footstool and cushioned shelving unit, wall mounted T.V and feature arched mirror.

Kitchen area

Individually designed kitchen with quartz workshops and matching up-stands over. Integrated appliances to include, Neff induction hob with extractor hood over, Neff oven, integrated dishwasher, washer dryer and fridge freezer, freestanding wine cooler and inset stainless steel sink unit with chrome mixer tap over and integrated drainer. Wall cupboard housing the central heating combination boiler.

Dining area

Feature bay window with views over the front, fitted shutters and a two seater dining table and chairs.

Inner hall

Fitted cloaks cupboard with storage space, fitted shoe rack and shelving. Doors to the bathroom and bedroom.

Bedroom

13'5" x 8'2" (4.1m x 2.5m)

Fitted carpet with under floor heating, double glazed window to the side with fitted blinds, double bed with matching side tables and lamps, mirrored sliding door wardrobe with built in lighting, drawers and space to house a T.V

Bathroom

6'10" x 5'6" (2.1m x 1.7m)

Luxury fully tiled bathroom suite with underfloor heating and comprising, panelled bath with Monsoon shower head, secondary shower attachment and glass shower screen over, floating vanity unit with inset wash hand basin and chrome mixer tap over, floating W.C. with concealed cistern and feature sensor light up mirror. Chrome ladder style heated towel rail, extractor fan and automatic sensor bathroom lighting.

Communal Garden and Gated Parking

Thoughtfully landscaped communal gardens and grounds with secure allocated parking and electric car charging point.

Additional information

Services:

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

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing

Strictly by appointment only, through John Earle on 01564 794343

A dilapidations deposit will be applicable – this is equivalent to 5 weeks rent.

A holding deposit is required equivalent to 1 weeks rent.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs		Most environmentally friendly - lower CO ₂ emissions	
G2 (91-100) A		G2 (91-100) A	
G1 (81-90) B		G1 (91-100) B	
G (71-80) C		G (91-100) C	
F (61-70) D		F (81-90) D	
E (51-60) E		E (71-80) E	
D (41-50) F		D (61-70) F	
C (31-40) G		C (51-60) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	