



**EARLES**  
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## 196A High Street, Henley-In-Arden Warwickshire B95 5BN

This recently redecorated ground floor apartment is located on the High Street in Henley-in-Arden. The property is available unfurnished and briefly comprises two bedrooms, open plan living room/dining area, bathroom and fitted kitchen. Further benefiting from UPVC double glazing, parking to the front of the property and shared rear garden.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, shopping and recreational facilities, a number of pubs and restaurants, a dentist, and a doctor's surgery. The property is conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham City centre and Stratford-upon-Avon.



**£1,100 Per Month**



# 196A High Street, Henley-In-Arden Warwickshire B95 5BN

## Front of property

Timber stable door, with obscure glazed inset, opens into:

## Hallway

Inset coir mat, radiator and doors to the lounge, kitchen, bedrooms and understairs storage cupboard.

## Open Plan Living Room/Dining Area

### Living Room

13'1" x 11'9", plus walk-in bay window (4m x 3.6m, plus walk-in bay window)

Triple aspect with UPVC double glazed windows to the front, side and rear, feature coving and fireplace with 'living flame' gas fire. Two sofas, four-seater table with chairs, curtains, floor lamp, coffee table, leather window seat, two radiators, BT phone point and aerial point.

### Dining Area

10'2" x 9'10" (3.1m x 3m)

From the hallway step upto:

### Inner Hall

With UPVC double glazed window to the side and door to the kitchen and bathroom.

### Newly Fitted Kitchen

6'10" x 13'9" (2.1m x 4.2m)

A range of base units with granite work surfaces over. Built in eye level "Neff electric oven and grill. Inset Belfast sink unit. Inset "Neff" induction hob. "Beko" automatic washing machine, two wall mounted glass display cabinets, integrated under counter refrigerator and freezer, wall tiling to half height and splash back areas, tiling to the floor, UPVC double glazed window to the side and rear, part glazed timber door to the rear garden, wall mounted "Glow worm" combination boiler, radiator.

### Bedroom One

13'9" (max) x 12'1", plus bay window with seat (4.2m (max) x 3.7m, plus bay window with seat)

UPVC double glazed bay window to the front with window seat and storage below, curtains, three wardrobes with a hanging rail and shelving, cupboard with shelving and vanity mirror over and radiator.

### Bathroom

6'10" x 6'6" (2.1m x 2m)

UPVC double glazed window to the side, low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, tiling to splashbacks, extractor fan and radiator.

### Bedroom Two

9'10" x 10'5", plus doorway (3m x 3.2m, plus doorway)

Obscure UPVC double glazed window to the side and radiator.

### Garden

To the left of the property, steps lead to the rear garden, which is mainly laid-to-lawn with mature shrubs, trees and plants, and at the end of the garden is a paved patio area and brick-built store shed. To the right of the property, there is a smaller paved garden which is allocated to the first floor apartment.

### Additional Information

Services:

All mains services are connected to the property.

Parking: parking to the right-hand side of the property.

Council Tax:

Band C - Stratford on Avon District Council

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/>

Viewing:

Strictly by prior appointment through John Earle on 01564 794343.

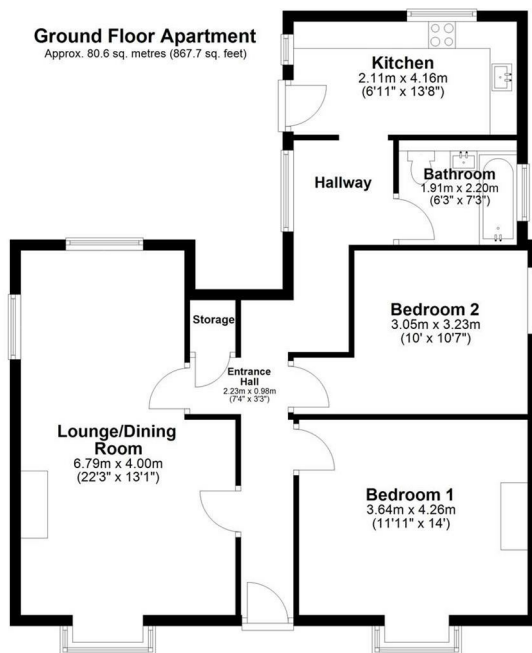
A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

A holding deposit, equivalent to 1 weeks rent will be required upon application.

John Earle is a Trading Style of John Earle & Son LLP

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Reg. No. OC326726



Total area: approx. 80.6 sq. metres (867.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	75	58	73

**Energy Efficiency Rating:** A scale from A (most efficient) to G (least efficient). The current rating is 64 (D) and the potential is 75 (C).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (most environmentally friendly) to G (least environmentally friendly). The current rating is 58 (D) and the potential is 73 (C).