EARLES
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51 Aspen Court, Chestnut Walk
Henley-In-Arden, B95 5GP
£950 PCM PCM

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A lovely, modern second floor apartment situated in the sought after Aspen Court development in Henley-in-Arden. The property features a newly fitted kitchen, spacious hall, double bedroom with fitted wardrobes, single bedroom, lounge and a newly fitted shower room.

This apartment is situated on the second floor of Aspen Court which is part of the popular two building complex, Chestnut Grove, specifically aimed at over-60s/retirement. Residents will also have access to on-site parking, communal lounge, launderette and guest suite facilities 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.

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 51 Aspen Court is situated on the second floor.

Entrance Hall
A large light and welcoming entrance hall with radiator, telephone intercom system and emergency control unit, airing cupboard housing the 'hot water tank and fitted shelving. Feature coving and storage cupboard.

Lounge
Feature fireplace with an electric fire and timber surround, radiator, feature coving, and UPVC double glazed window to the front.

Kitchen
This newly fitted, modern kitchen features wall, base and drawer units with laminate work surfaces over and feature tiling to splash backs. Inset 1 1/4 sink unit with chrome mixer tap over, built in 'eye level' oven, inset 4-ring electric hob with extractor hood over. Integrated fridge/freezer, dishwasher and automatic washing machine. Two UPVC double glazed windows to the front and feature coving.

Bedroom One
With UPVC double glazed window to the front, radiator, feature coving and fitted wardrobes.

Bedroom Two
With UPVC double glazed window to the front, radiator and feature coving.

Shower Room
Fully tiled luxury newly fitted shower room comprising; quadrant shower unit with mains fed shower, pedestal wash hand basin with chrome mixer tap over, low level W.C, radiator and extractor fan.

Communal Lobby Area
A communal seating area for residents to socialise.

Laundry Room
Located in Blackthorn Court. Large commercial washing machines and dryers where tokens can be collected from the warden on site, W.C.

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

Additional Information
Services:
Mains drainage, electricity and water are connected to the property. Heating and hot water is included within the service charge.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit:
https://checker.ofcom.org.uk/

Council Tax:
Stratford-on-Avon District Council - Band D

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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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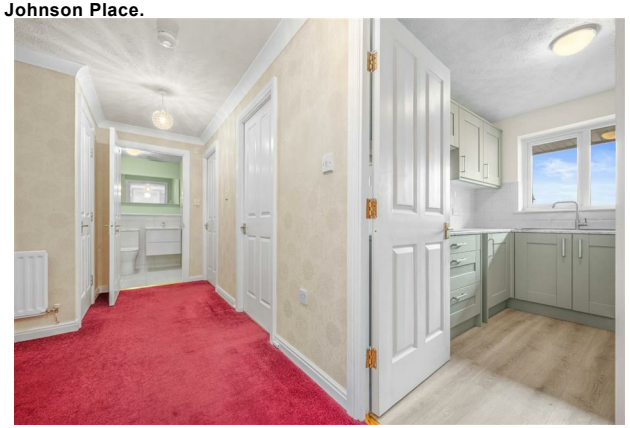
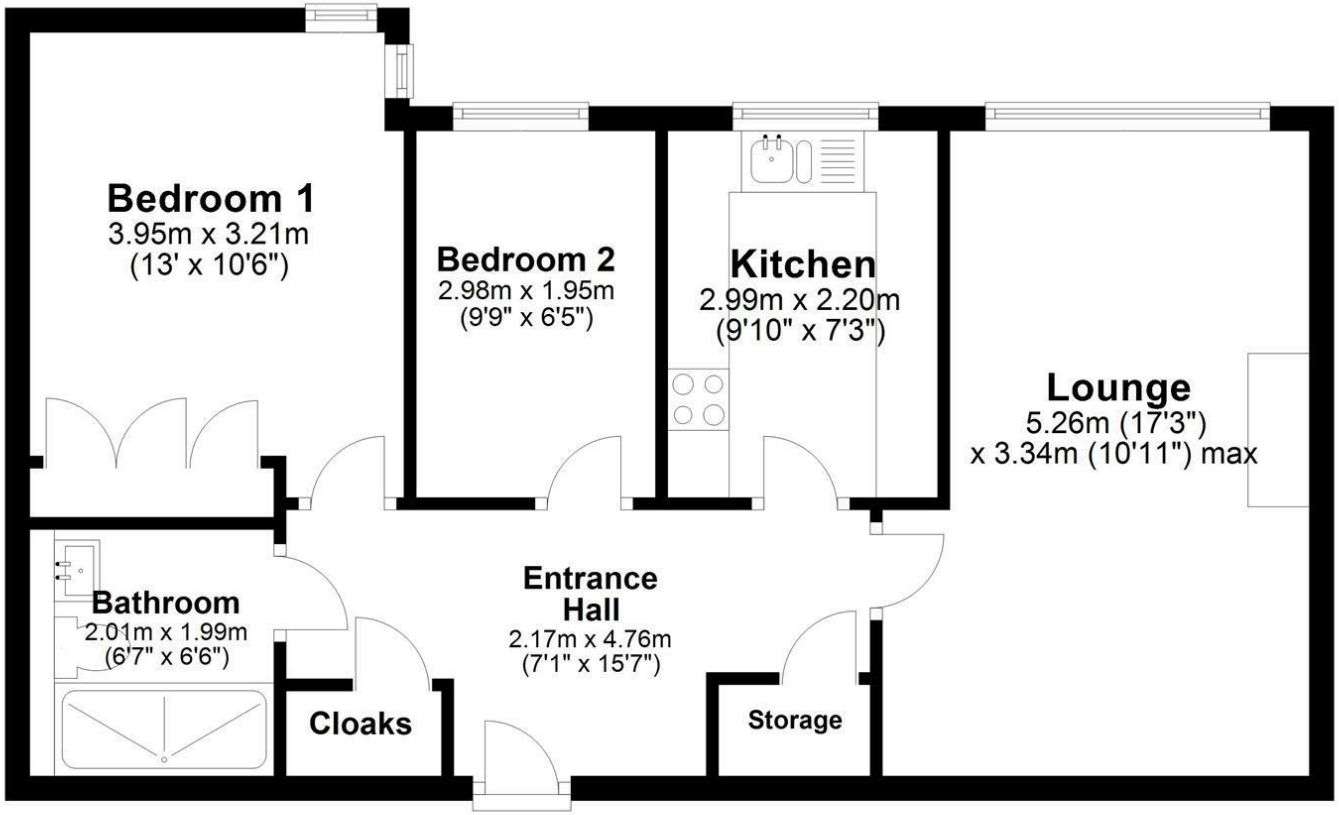
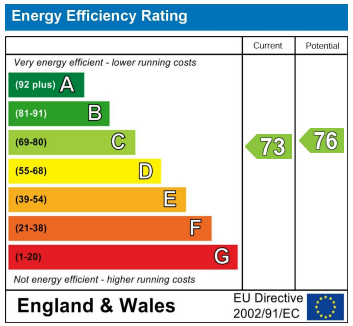
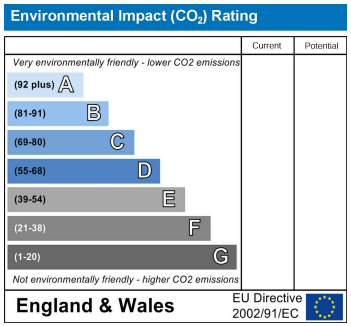


Second Floor Apartment

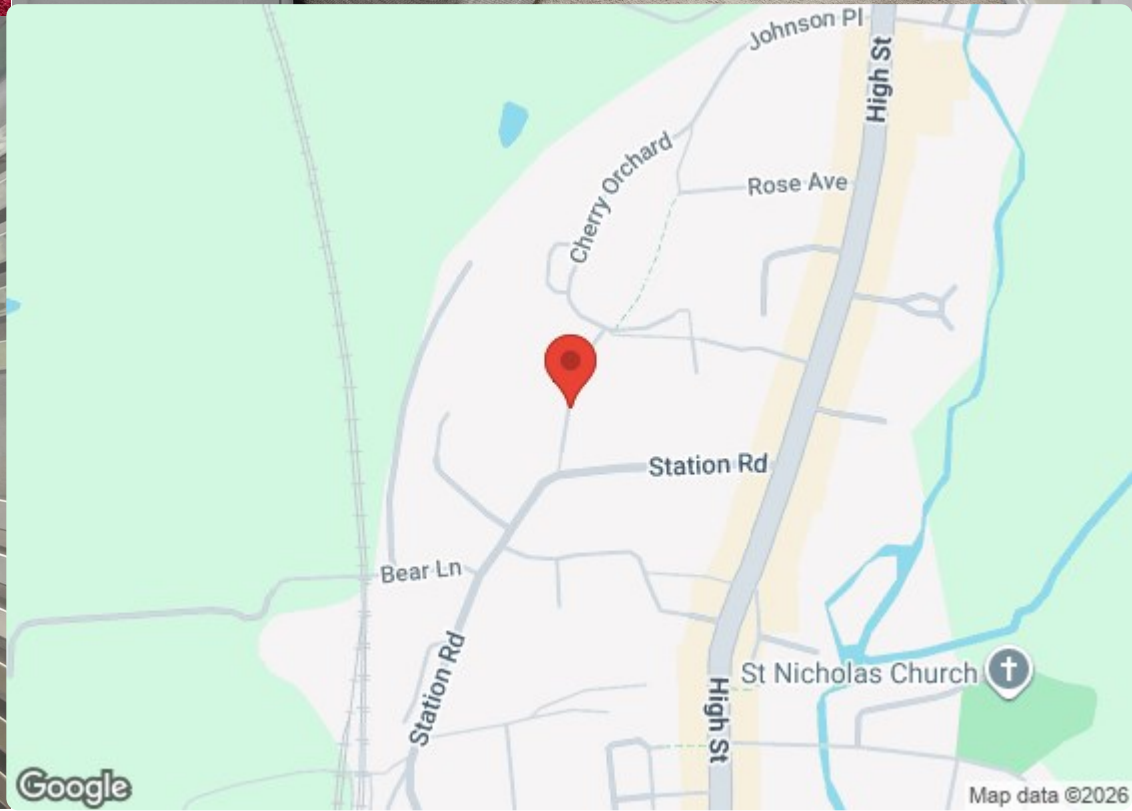
Approx. 54.8 sq. metres (590.3 sq. feet)







Total area: approx. 54.8 sq. metres (590.3 sq. feet)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