

Approximate Gross Internal Area 1001 sq ft - 93 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	



Guide Price
£799,950

Phyllis Court Drive

A light and bright, smartly presented first floor apartment with balcony, garage and extended lease

- Beautifully presented first floor apartment
- Close to social activities at Phyllis Court Club
- Refitted kitchen and bathroom
- Excellent condition, move straight in
- Private balcony
- Garage
- No chain

Lovely and bright first floor apartment in Phyllis Court

- Henley-on-Thames centre
- Marlow 8 miles
- Reading 9 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow 24 miles



9 Charles House

This beautifully presented first floor apartment is full of light, having two large windows running along the length of the entrance hallway. A glazed door leads to the private balcony with space for a table and chairs and with views across the garden and tree-lined road.

A fine wooden floor has been laid through the hallway, kitchen and bathroom with new carpets in the sitting room and main bedroom. The kitchen has been refitted with stylish glossy wall units with a wine fridge, hob, double oven, built-in fridge/freezer and dishwasher. The elegant double aspect sitting room has a large window and an electric fire.

The sunny South-facing main bedroom is at the back of the apartment and overlooks the gardens and trees. There are built-in wardrobes as there are in the other two bedrooms one of which is used as a study/dressing room. The refitted bathroom has a walk-in shower, vanity unit with twin basins and cupboard under. There is a laundry cupboard in the cloakroom with plumbing for washing machine and separate tumble dryer.

Outside

The communal gardens of Charles House are very well maintained with areas of lawn, perennial flower and rose beds. There are benches from which to enjoy the sunshine. 9 Charles House has a balcony giving it a private outdoor space. There is a garage in the block by Phyllis Court Drive entrance, this has a remote control door and power and light.

Services

All mains connected, gas fired central heating.
Lease: Extended to 124 years.
Service Charge: £900 per quarter
Council Tax: South Oxfordshire District Council. Band: F
EPC Rating: C.

Location

Phyllis Court Drive is an exclusive road leading to Phyllis Court riverside club. 9 Charles House is set in well-tended and managed gardens on Phyllis Court Drive. It is a level walk to Henley-on-Thames town centre; an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London.



Henley offers a wide range of excellent shops and prize-winning restaurants as well as a 3-screen cinema and theatre. The town is renowned for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers' markets.

The prestigious Leander Rowing Club is just across the bridge. Henley station provides access to London, Paddington, Birmingham and Heathrow Airport and the station is 1/3rd of a mile away. Trains to Paddington take approximately 45 minutes.

There are excellent walks beside the river into Henley and in the nearby Chiltern Hills.

Directions

Post Code: RG9 2HS. What3words:///became.exonerate.update

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.