

This floor plan shows a 3-bedroom house with a kitchen, sitting/dining room, and two bathrooms. The layout includes a central hallway with stairs leading up and down, and a north arrow in the top right corner.

Room	Dimensions (Imperial)	Dimensions (Metric)
Bedroom 1	14'11" x 11'10"	4.54 x 3.60m
Bedroom 2	11'6" x 11'5"	3.51 x 3.47m
Bedroom 3	11'7" x 10'3"	3.52 x 3.13m
Kitchen/Sitting/Dining Room	29'4" x 23'8"	8.95 x 7.21m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		81	81
England & Wales		EU Directive 2002/91/EC	



- Henley town centre
- Marlow 8 miles
- Reading 12 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow 26 miles



16 Gardiner Place

A secure entrance with entryphone leads to the lift which smoothly arrives at this second floor apartment.

The hallway with polished oak flooring leads into exceptional light and bright vaulted sitting room with fitted kitchen cabinets, breakfast bar and dining area. Double doors lead out to the private balcony.

All three bedrooms are well-proportioned with built-in wardrobes to the main and second bedroom and a smart en-suite shower room to the main bedroom. There is a second bathroom with bath with shower over. There are plenty of storage cupboards and a laundry cupboard with plumbing for washing machine and a Vent Axia fresh air system.

Secured behind a barrier is the private allocated parking space, entry is via a fob.

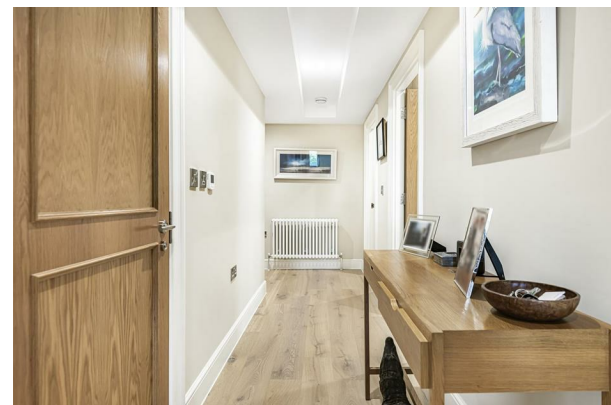
Specification

Kitchen – Contemporary high-quality kitchen units, fully integrated Bosch appliances including oven, fridge/freezer, dishwasher and microwave, Elica cooker hood, Caple wine cooler, stainless steel under-mounted bowl and half, white backed glass splashback, Corian worktops. Bathroom & En-suite– Sottini bathroom and showerware with Grohe mixer taps, heated towel rails, shaver socket.

General

Video entry door system with colour monitor– American Oak veneer internal doors, luxury Champagne Oak flooring throughout.

100% wool carpets to bedrooms, fitted wardrobes with American Oak veneer and internal LED strip lights to master bedrooms. TV/Sky Q provision/BT point to sitting area and bedrooms. All apartments have access to fibre broadband. Lift access. Privacy sliding louvre. Radiators to bedrooms, underfloor heating elsewhere. Vent Axia fresh air replacement system. High performance 'Internorm' timber composite exterior doors & windows. Electrical car charging point, secure cycle storage.



Services

Leasehold, 250 years from 2020 (245 years remaining)

Service charge: £1,682.06 per 6 months (2025)

All mains connected, gas fired central heating.

Regret no pets are allowed in the building.

South Oxfordshire District Council, Tax Band F.

EPC Rating B.

Location

Gardiner Court is located in a central position next to Kings Road car park and just a short walk to all that Henley-on-Thames has to offer including a wide range of excellent shops and prize-winning restaurants as well as a 3-screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers' markets. The prestigious Leander Club, private member's Phyllis Court Club and well-supported Rugby Club are all within walking distance.

Directions

Post code: RG9 2FG. What3Words: ///bared.hotel.endearing

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.