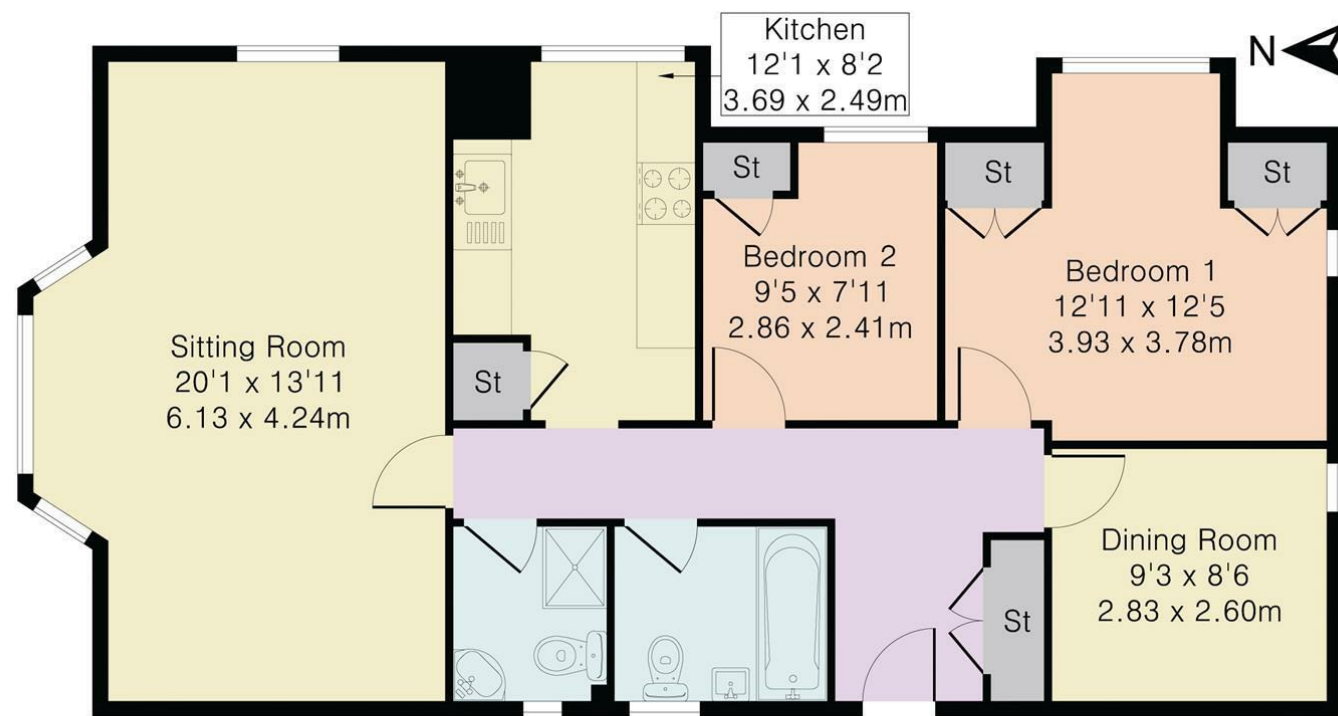


Approximate Gross Internal Area 864 sq ft - 80 sq m



Ground Floor

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (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
£850,000

Phyllis Court Drive

On the south side of the prestigious and highly sought after Phyllis Court Drive, this is a beautifully presented ground floor 3 bedroom apartment with an extended lease and garage.

- Ground Floor light and bright apartment
- Extended Lease
- Newly refurbished
- 2/3 bedrooms and 2 bathrooms
- Garage
- Level walk to shops
- Easy access to Phyllis Court Club

A smart ground floor apartment

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



2 Temple House

Benefiting from a recently renewed lease, and subject to significant upgrades, the apartment is very fine example in this tranquil setting.

A particularly fine feature of the flat is the large 20 ft long sitting room with bay window, its double-aspect windows making it a bright room. The main bedroom is double aspect and there are two further bedrooms (one of which is being used as a separate dining room), a stylish bathroom and a matching but separate wet-room. The well-equipped kitchen offers a range of wall and floor units with quality integrated appliances. Behind the scenes, the apartment has had the plumbing upgraded and the whole property is beautifully presented.



Situation

Phyllis Court Drive is an exclusive drive leading to Phyllis Court - a private member's riverside club set in well-tended and managed grounds. 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 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 and well-supported Rugby Club are all within walking distance.

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

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: D

Directions

Post Code: RG9 2HS What3words: ///debate.confining.sublime

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.