

Approximate Gross Internal Area 630 sq ft - 59 sq m



Guide Price
£375,000

Bowling Court, Henley-on-Thames

Situated in this peaceful corner of Henley, a semi-detached retirement bungalow which has been refurbished by the current owners.

- Refurbished retirement bungalow
- Newly fitted kitchen and bathroom
- Parking
- Communal gardens
- Peaceful outlook
- No onward chain

Bungalow in peaceful retirement park

- Henley shops 0.5 mile
- Phyllis Court Club 0.6 mile
- Marlow 8 miles
- Reading 9 miles
- London 36 miles
- Heathrow Airport 24 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	



30 Bowling Court

Situated in this peaceful corner of Henley, Bowling Court is a charming retirement development of bungalows centred around a pond, in delightful landscaped gardens.

Number 30 is a semi-detached bungalow which has been refurbished by the current owners. There is a smart fitted kitchen with built-in ovens, polished worksurfaces and fridge and freezer. The sitting room has a built-in display cabinet with space for TV and cupboards for storage. The bedroom has built-in wardrobes and doors opening to the sitting room.

The owners have also refitted the bathroom which is now a stylish wet room with large shower enclosure.



Outside

Bowling Court is accessed off the Fair Mile via a long drive which leads to the parking area where there is room for residents and visitors. A meandering path leads to the gardens and paved paths lead to the houses. The gardens are well-maintained with a full-time gardener and handy man and feature manicured lawns and perennial planting with roses and shrubs.

There is a central fishpond, around which there is a Tai Chi class for residents each week. The whole space is a peaceful escape whilst being just a level walk from the town.



Retirement housing comprising 30 flats and bungalows built in 1984. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties. Management staff and Careline alarm service. Lounge, Laundry, En-suite guest room available for overnight relatives. Whole site accessible by wheelchair. Distances: bus stop 100 yards; shop 0.5 miles, GP 0.5 miles. Regular social activities include: bingo, scrabble, art group, and canasta, organised by residents. New residents accepted from 55 years of age. Both cats & dogs generally accepted with permission from the freeholder.



Services

All mains connected. EPC Rating C. South Oxfordshire District Council, Tax Band D.

Service charge: £331 per month (reviewed annually). This charge covers the Resident Manager and a gardener/handyman, a 24-hour Emergency Call System, upkeep and maintenance externally of all buildings (including window cleaning), gardens and all communal areas and insurance of these buildings and areas.

A representative of the Association will meet with the purchaser before they move into their new home to ensure that the services provided by the Association matches their requirements.

Leasehold - Churchill Estate Management will grant a new 99 year lease on completion.



Directions

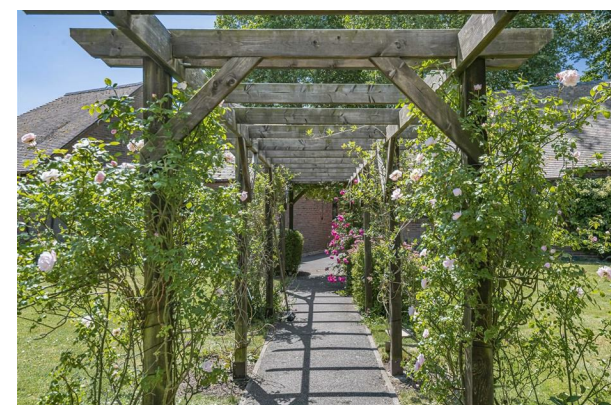
Post code: RG9 2LE What3Words:::///joyously.stag.civil

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Bowling Court - The Details



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.