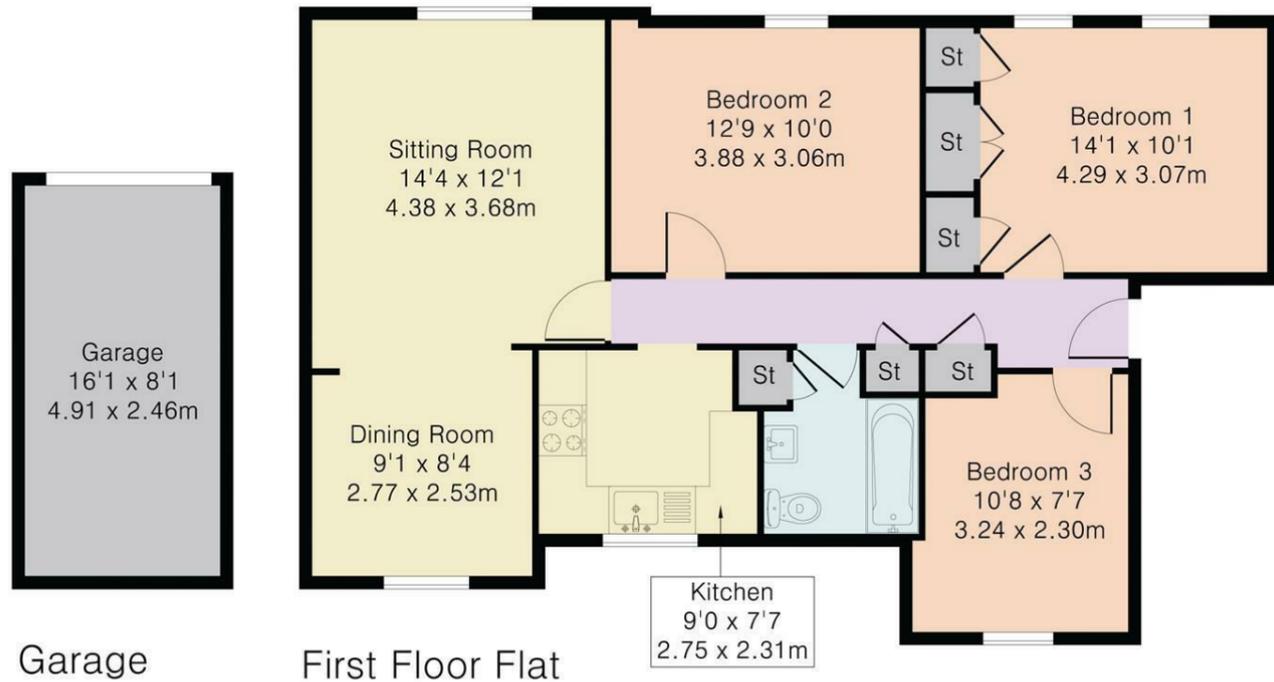


Approximate Gross Internal Area 946 sq ft - 88 sq m

Floor Area 816 sq ft – 76 sq m

Garage Area 130 sq ft – 12 sq m



**Guide Price
£550,000**

- 3 Bedroom apartment
- Smartly fitted
- Newly decorated
- Light and bright
- Views across the Fairmile
- Communal gardens
- Parking and garage
- No Chain

**A three bedroom
first floor
apartment**

Fairmile Court, Henley-on-Thames

A well-presented first floor apartment with lovely views over The Mount with communal gardens, parking and a garage, within a level walk of the town centre.

- Town centre 0.9 miles
- Marlow 7 miles
- Reading 9 miles
- M4 (J8/9) 11 miles
- London 34 miles
- Heathrow 24 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
	EU Directive 2002/91/EC		



7 Fairmile Court

Situated in a wonderfully convenient location, just on the edge of Henley, Fairmile Court is a well-maintained block of smart apartments. Number 7 is on the first floor and has light and spacious, recently decorated, accommodation. There is a modern kitchen with stylish units, a SMEG gas range with two ovens and wok ring, dishwasher and fridge/freezer.

The large sitting room has a seating area at one end and a dining area at the other, with views over the gardens to the rear. There are three bedrooms and a recently refitted bathroom with Roca and Hansgrohe fittings including shower and bath and a utility cupboard with plumbing for washing machine and tumble dryer.



Outside

To the front of Fairmile Court is the private parking for residents and a driveway leads round to the rear garage block where number seven has a single garage. The well-tended communal gardens are south-facing and have a number of benches for residents to enjoy sitting amongst the trees in the mature landscape.

Location

Fairmile Court sits within a level walk of all of Henley's excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi-screen cinema and a theatre. There is a small newsagent just along the road.

The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London, Paddington (from 45 mins) and to the City and West End via the new Elizabeth Line. Oxford, High Wycombe and Reading are easily accessible by road, rail and bus service.

This attractive and vibrant market town is situated in beautiful and unspoilt countryside approximately 35 miles west of London. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer as well as the popular Phyllis Court Club private members club. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area.



Services

All mains connected. Gas fired central heating. South Oxfordshire District Council, Tax Band E. Service Charge: £2,508 per year (paid half yearly) to include cleaning of communal areas, building insurance, gardening, maintenance.

Managing Agents: Chaney's
Share of Freehold.
EPC Rating: C

Directions

Post Code: RG9 2JP What3Words: ///provide.lifetimes.ribs

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.