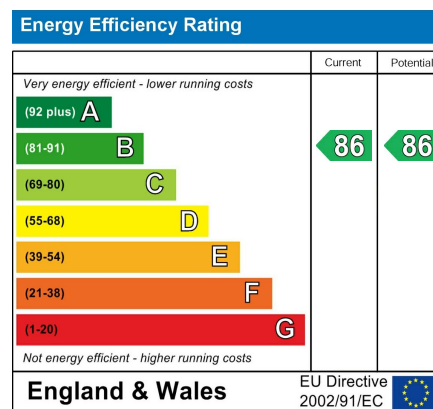


Approximate Gross Internal Area 1010 sq ft - 94 sq m



Penthouse Apartment



Guide Price
£815,000

Gardiner Place

A pristine 3 bedroom penthouse apartment in the centre of Henley, with lift and parking.

- Penthouse apartment
- Newly redecorated, immaculate order
- Three generous bedrooms, 2 bath/shower rooms
- Open plan triple aspect kitchen/dining and sitting room
- Unique covered south-facing terrace
- Lift to apartment
- Private reserved parking space with electric charge point
- Easy reach of all Henley's shops and restaurants

Stunning town centre penthouse apartment

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



8 Gardiner Place

Built just four years ago, this stunning penthouse apartment has a south-facing covered balcony and is in an exceptionally convenient location.

A discreet private entrance leads to the lift which smoothly arrives at this second floor apartment.

Polished oak flooring stretches from the light and bright hallway and into the triple aspect sitting room with sleek fitted kitchen cabinets and dining area. The south facing private balcony has porcelain flooring and enjoys the sun throughout the day.

There are three well-proportioned bedrooms and two bathrooms, one a recently re-fitted en-suite shower room. There are plenty of storage cupboards and, downstairs, a bike store.

Secured behind a barrier, is the parking space (G), tucked away at the end of the row. 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. V

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: £1,527.71 per 6 months
All mains connected, gas fired central heating.
No pets are allowed in the building.

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.

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

Directions

Post code: RG9 2FG Second floor flat, entrance via lift

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.