

Flat B, 30 Bell Street
Henley-On-Thames
Oxfordshire
RG9 2BA

Henley Town Centre | Station 0.5 miles, 10 min walk approx | services to London (Paddington) 50 mins | Reading 9 Miles (Paddington 25 mins) | M4 (Junc 8/9) 9 miles | Central London 36 miles |
(distances and time approximate)



A stylish two-bedroom apartment located in the heart of Henley on Thames

**Fully Refurbished | Open Kitchen / Sitting Room | 2 Bedrooms |
Shower Room**

Guide Price £339,500 Leasehold



Description

A beautifully presented fully refurbished apartment located on the top floor of an attractive building with allocated parking in the heart of Henley-on-Thames.

The apartment has been newly renovated by a highly respected local firm to the highest specification with careful attention to detail ensuring a first-class presentation both of the apartment itself and also the communal areas leading up to the front door. The accommodation comprises an open-plan living room/kitchen. The kitchen has high-quality fitted units, a granite-topped breakfast bar, integrated "Neff" oven and hob, dishwasher, and fridge/freezer. There are two bedrooms and a stylish shower room.



Outside

The apartment is accessed through a communal entrance (shared with the apartment A) with intercom system. Stairs lead up first and second floors. The whole area has also been refurbished creating a welcoming entrance to the apartments.

Tenure

Leasehold with vacant possession. A new 125 year lease will be given.

Directions

Upon entering Henley over the bridge, continue up Hart Street to the traffic lights, turn right onto Bell Street, the apartment can be found on the right hand side above "Montpelier Interiors", the communal door for the apartments is to the right.



Services

Mains services: Electricity / water

Council Tax: South Oxfordshire District Council

Band: To be confirmed

EPC Rating: D

Viewings

Strictly by arrangement with Robinson Sherston on 01491 411 911, 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.





Bell Street

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft

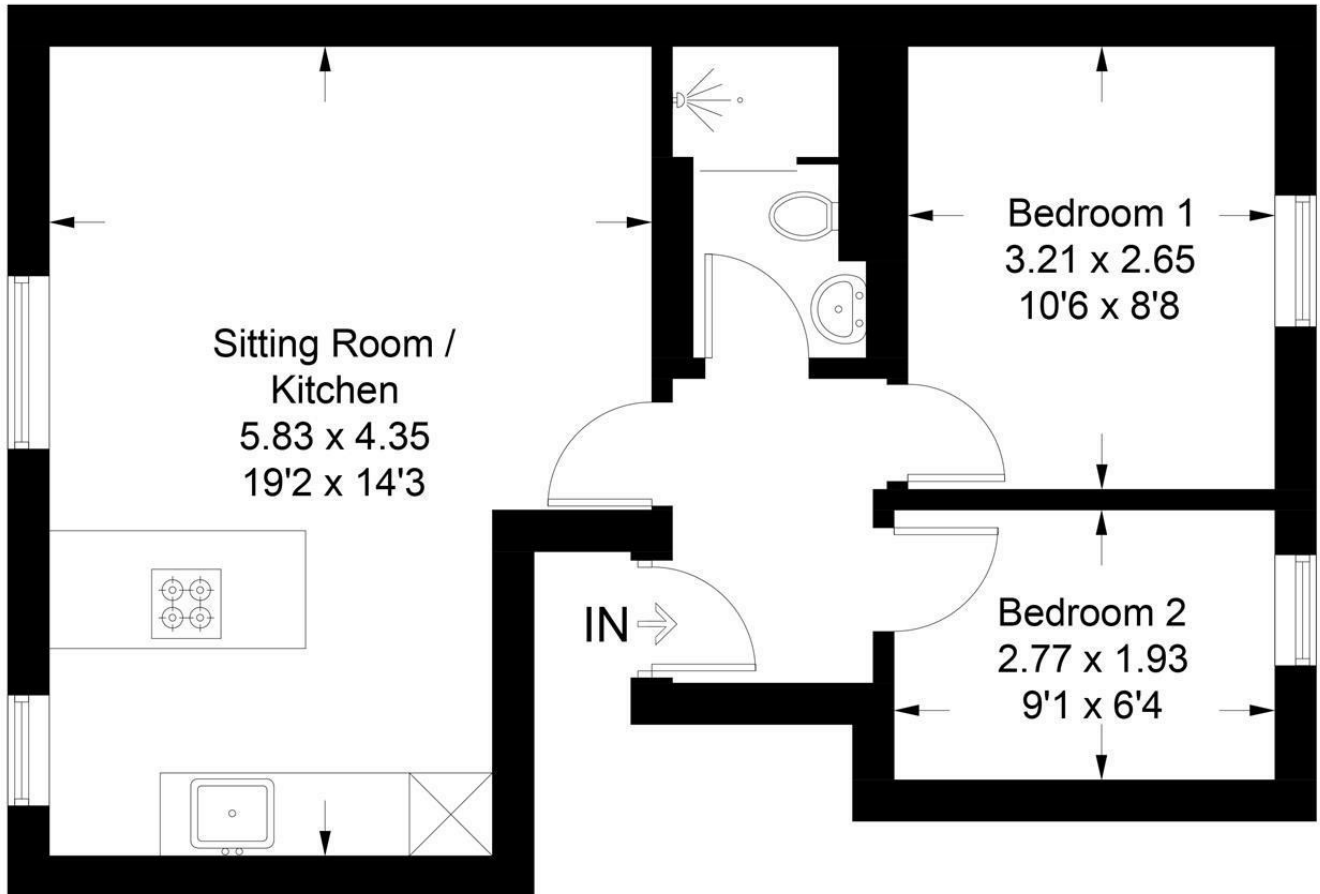



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID762633)

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		
	76	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 