











Robinson Sherston









Guide Price £1,200,000 Freehold

The Maltings, Hart Street, Henley on Thames

An exceptional luxury apartment with accommodation arranged over three floors, situated in this landmark Grade II listed building, located in the heart of Henley on Thames with parking and gated entry.

-  Family room
-  Open plan kitchen diner / sitting room
-  Master Bedroom with en suite
-  2 Further Bedrooms
-  Bathroom
-  Study
-  Balcony
-  Parking for 2 cars
-  Grade II Listed

Luxury 3 bedroom apartment in a gated development in the heart of Henley

-  Henley Town Centre
-  Marlow 7.5 miles
-  Reading 8 miles
-  M4 (J8/9) 10 miles
-  Heathrow 22 miles
-  London 36 miles





1 The Maltings

Flat 1, The Maltings, is an exceptional refurbished 3 bedroom apartment located within a gated Grade II original Malthouse building in the centre of Henley-on-Thames. The accommodation, which is beautifully presented is set over 3 levels which has been carefully created for modern day living while retaining many of the original charming features such as the exposed beams throughout. The atmosphere is one of quality, with high specification kitchen and bathroom suites.

There are private balconies from each of the bedrooms and allocated parking for two cars in this gated developments parking area.

The location is first class, a tranquil setting, yet in the heart of the thriving town centre, moments from The River Thames and all the Henley has to offer.

Technical Specifications

Under floor heating with gas combination boiler, Whole House ventilation & heat recovery system, Motorised skylights with rain sensors, Intruder alarm system, Video entry phone system with remote controlled electrically operated entrance gates, Communal TV to main rooms and bedrooms, Security lighting

Lease 125 Years from 2017 (119 years remaining)

Ground Rent £100 pa

Service Charge £300.00 per quarter which covers shared lobby and stairs upkeep, electric gates & driveway facilities.

Directions (RG9 2FE)

Entering Henley on Thames across the bridge, continue up Hart Street, The Maltings in entered through a gated archway next to "Courtiers" on the left hand side. Parking is to the rear of the development and Flat 1 is located on the left hand side as you enter the development.

Post Code: RG9 2FE

What3Words: [///headlines.movement.agency](https://www.what3words.com/#!/en/@@@/headlines.movement.agency)

Situation

Henley is famous for the annual royal regatta followed by the arts and music festival, amongst other popular events throughout the year. It is a vibrant market town with small independent retailers as well as a Waitrose, Sainsbury's and an out-of-town Tesco, numerous restaurants, pubs and recreational facilities.

Henley Station connects with services to London Paddington (Crossrail) and Heathrow Airport and Central London area easily accessed within an hour by road or rail and beyond Henley itself, are the beautiful Chilterns for the very best in English countryside.





Services

Mains services: Electricity / water / Gas central heating
Council Tax: South Oxfordshire District Council
Band F, £3251.89 in 2023/ 2024
Grade II Listed building

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.*



The Maltings

Approximate Gross Internal Area 190.17 sq m / 2046.97 sq ft



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