



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

17 Imperial Court, Station Road Henley-on-Thames, Oxon RG9 1NP

**MODERN FIRST FLOOR APARTMENT: ONE DOUBLE BEDROOM
OPEN PLAN LIVING/DINING ROOM WITH 'JULIET' BALCONY
FITTED KITCHEN: MODERN BATHROOM
ALLOCATED PARKING SPACE: CENTRAL LOCATION
IDEAL INVESTMENT OR FIRST TIME PURCHASE WITH NO ONWARD CHAIN
COUNCIL TAX BAND C: EPC RATING B**



A one double bedroom apartment on the first floor of a purpose built modern apartment block, set in the centre of Henley. The property benefits from an open plan living/dining room, modern kitchen and bathroom, allocated parking and a long lease.

Imperial Court is a very centrally located apartment block in Henley-on-Thames. It is less than 100m to the train station, The River Thames and local amenities.

Henley-on-Thames is a charming and famous riverside market town within 10 miles of Reading, 35 miles of Central London and 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival and Rewind Festival. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills to the north of the town. The River Thames is a focal point of the town itself.

The apartment has a secure communal entrance and telephone entry system. There is a lift to all floors. Once through the apartment's front door, there is a square internal lobby with two storage cupboards and access to most of the rooms. The open plan living and dining room has a wide 'Juliet' balcony at one end and space for a dining table. The kitchen is fitted with modern units and appliances and is open to the living area. There is a spacious double bedroom with large built in wardrobes and a shower room with a walk in shower.

The property enjoys the use of well kept communal gardens. It also comes with an allocated parking space. Visitor spaces are available on a first come, first served basis.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £250,000 . . . Share of Freehold

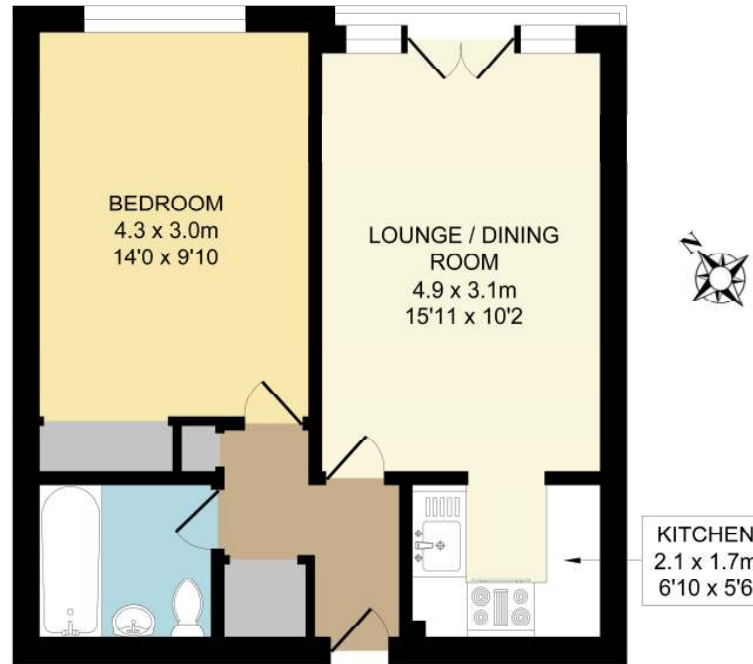
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 41.0 SQ.M. (444 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Not to scale. www.huntandnash.co.uk



South Oxfordshire District Council, Tax Band C. Mains electric and water connected. The lease has 985 years remaining. Service charge is £1,898 p.a. (2024) and ground rent is a peppercorn. Should you wish to proceed with the purchase of this property, these details should be verified by your solicitor.





rightmove
find your happy
Zoopla

HUNT & NASH
Est. 1938 www.huntandnash.co.uk



TDS
Tenancy Deposit Scheme
member

arla | propertymark.
PROTECTED
naea | propertymark.
PROTECTED

ESTATE AGENTS : BLOCK MANAGEMENT RESIDENTIAL LETTINGS & MANAGEMENT

Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.