



ROYAL MANSIONS
HENLEY-ON-THAMES
OXFORDSHIRE

jacksons 
A ROMANS COMPANY

6 Royal Mansions

Thameside

Henley-on-Thames RG9 1BB

A superb second floor apartment forming part of this historic riverside building in the heart of Henley-on-Thames and with views of Henley Bridge.

Guide Price £775,000 Share of Freehold

COMMUNAL ENTRANCE HALL WITH LIFT
PRIVATE ENTRANCE HALL
SUPERB 32' SITTING ROOM
BEDROOM WITH EN-SUITE SHOWER ROOM
BEAUTIFULLY FITTED KITCHEN/DINING ROOM WITH AGA
UTILITY AREA
GAS RADIATOR HEATING
REPLACEMENT HARDWOOD DOUBLE GLAZED WINDOWS
CLOAKROOM



Situation

Henley town centre offers an excellent range of shopping including boutiques and an excellent selection of restaurants together with a 3-screen cinema and the Kenton Theatre. There are numerous recreational and leisure facilities in the town together with excellent communications via road and rail; the station being just a few minutes walking distance, with Henley to London Paddington approximately 50 minutes. Henley is also well placed to pick up all the major road connections with the M4 J8/9 being approximately 9 miles. Reading town centre 8 miles and the M40 is easily accessible at J4 or J6.

The Property

6 Royal Mansions is a stunning riverside apartment which has been beautifully renovated by the current owners to provide a unique space forming a stylish and immaculately presented executive apartment which enjoys River Thames views and is located within a short walk of both Henley railway station and the town centre.

Communal Entrance Hall

With a grand sweeping Victorian staircase to all floors with black & white tiled flooring with each floor served by a glass lift.

Accommodation

The property is approached through a bright entrance lobby with oak flooring and a double arched oak doors leading directly through to the kitchen/breakfast room, which has a range of floor and wall mounted units with granite work-surfaces and 4-oven gas fired Aga, ceramic stone floor and Neff 5-ring gas hob. Further units with Fisher & Paykel American style fridge/freezer. Off the kitchen there is a utility area with plumbing for washing machine, tall cupboard with Worcester gas combination boiler and water softener. There is a beautiful hall with oak flooring which leads to further arched oak double doors opening directly onto the spacious 32' sitting room, having a triple aspect with wonderful river views up and down the River Thames and to Henley Bridge. The bedroom is also spacious with a large en-suite walk-in fully tiled shower cubicle, w.c. and twin wash basins with large vanity unit and marble top.

Services

All mains services are connected.

Local Authority

South Oxfordshire District Council. Tax Band D

Viewing

Strictly by appointment with Jacksons on 01491 412888

Tenure:

999 year lease with share of freehold.

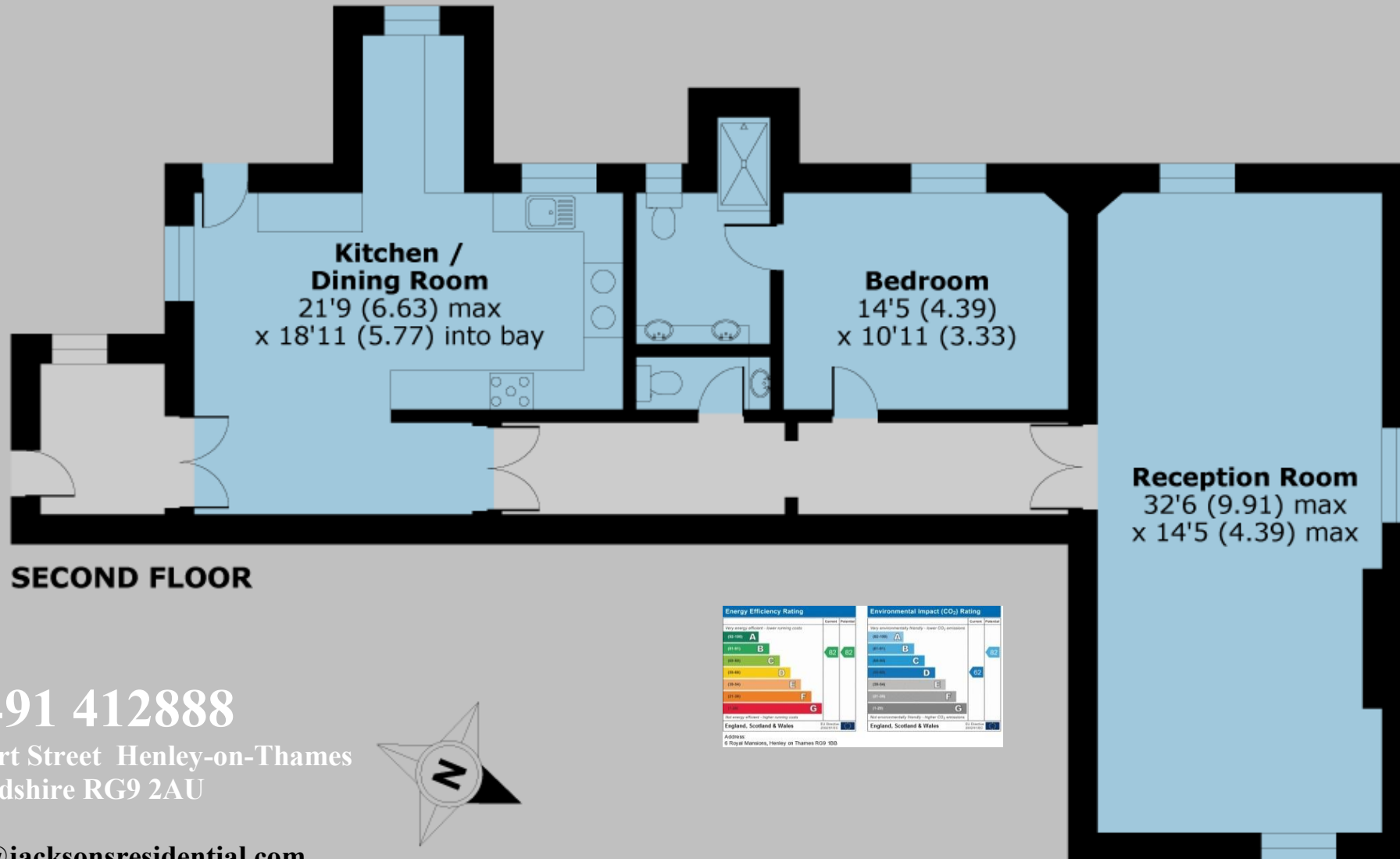
Service Charge

£278 per month.

Directions

From our office in Hart Street proceed towards the Thames Bridge and turn right at the traffic lights into Thameside. Continue along beside the river, cross over the junction with Friday Street and just round the corner, the entrance door to Royal Mansions will be found on the right hand side.





01491 412888

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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.

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