



1 The Court House • Northfield End • Henley-on-Thames

# Flat 1 • The Courthouse • Henley-on-Thames • Oxfordshire

## Part of an exclusive development in a very sought after location

457 sq ft / 42 m<sup>2</sup> (measurements are approximate)

An excellent 1 bedroom apartment, part of a converted period mansion divided into only 4 luxury apartments offering 2 allocated parking spaces within the private development.

Formerly the Court House for Henley-on-Thames, the apartments are just a few minutes' walk from the town centre with its excellent shops, restaurants, cafes, sports facilities, the wonderful River Thames, and 15 minutes' walk to the train station for commuters.

This is a light and bright apartment, in a very sought after location

- Two allocated private parking spaces
- High ceilings and large original sash windows provide lots of natural light into the apartment
- All the sash windows have been renovated to ensure there are no draughts or rattles
- The property has a gas fired central heating system with a modern combi boiler, providing hot water on demand
- Weatherproof lockable communal bike store

The kitchen/living area has Karndean flooring, a large sash window with original shutter panelling and a Venetian blind, large modern radiators, several power points and a multi-media point.

The kitchen features a fitted Bosch electric oven, Bosch 4 ring gas hob, Bosch stainless steel extractor over, stainless steel sink, built-in washing machine, built-in dishwasher, a stand-alone Bosch stainless steel fridge freezer, a breakfast bar

The double bedroom has a large built-in wardrobe with rail and shelf above, blackout roller blinds, aerial socket and numerous power points.

The bathroom is fully tiled, has a chrome heated towel rail; a shower over the bath, split-hinged glass shower screen. A mirrored cabinet with light and shaver socket inside. Security intercom phone provides access through the front door for visitors.

**Directions:** The Court House is situated a short distance up Northfield End (A4130), on the right hand side, also signposted as The Henley Registrar Office, which sits behind the apartment block.

**Services:** Mains water, electricity, mains gas, mains drainage, gas fired central heating.

**Post Code:** RG9 2JN

**Local authority:** South Oxfordshire, **Band:** C

**Deposit:** A holding deposit equivalent to 1 weeks rent to secure the property. A damage deposit equivalent to 5 weeks rent will be held by the Tenancy Deposit Scheme

**Rent:** to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

As part of a communal building or grounds, leasehold covenants apply.



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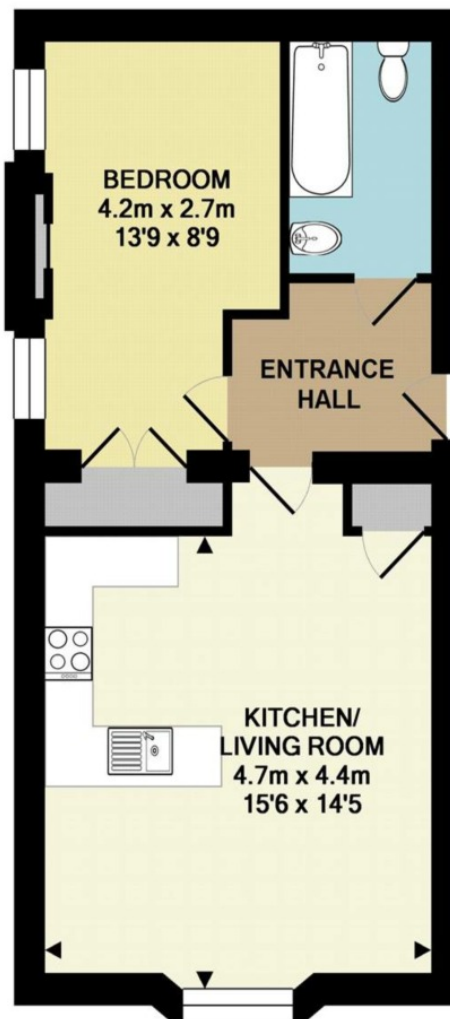
#### Tenancy Information:

The following are permitted payments which we may request from you:

- The rent
- A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- Payments associated with early termination of the tenancy, when requested by the tenant
- Payments in respect of utilities, communication services, TV licence and council tax; and
- A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

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TOTAL APPROX. FLOOR AREA  
42.4 SQ.M. (457 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 and should be used as such. Not to scale. Produced for Singleton and Daughter Estate Agents



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the landlords of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the rental. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.



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