



Dudley
**Singleton
& Daughter**
The Country Agent

7 The Court House, Henley-on-Thames

7 The Courthouse • Henley-on-Thames • Oxfordshire

Part of an exclusive development in a very sought after location, with 2 parking spaces

A few minutes' walk to town centre • 15 minutes' walk to train station • Reading 9 miles • M4 (junc 8/9) 10 miles (distances and timings approximate)

881 sq ft / 82 m² (measurements are approximate)

7 The Court House is a superbly appointed 2 bedroom property, split over 2 floors, with its own private access, own entrance hall and 2 designated parking spaces; a rare find in Henley.

This exclusive development is just a few minutes' walk from the town centre with its excellent shops, restaurants, cafes, sports facilities, the wonderful River Thames, and just 15 minutes' walk to the train station for commuters.

- A truly unique property with a fantastic top floor living/kitchen room with an abundance of natural light
- Highly insulated with gas fired central heating system & a modern combi boiler, allowing hot water on demand
- Lots of storage with a fitted wardrobe in each double bedroom, and under stairs storage
- Double glazed throughout
- The carpeted staircase has a beautiful glass and wood balustrade, leading up to a unique kitchen/living space
- Weatherproof lockable communal bike store
- A quiet location yet close to the town centre

Kitchen/living space is beautifully light and airy. Karndean flooring, numerous power points and a multi-media point. The kitchen has a fitted Bosch electric oven, Bosch 4 ring gas hob, Bosch stainless steel extractor, built-in washing machine, fitted dishwasher, a Bosch stainless steel fridge freezer, cupboards, drawers and a breakfast bar.

Bedroom 1 and Bedroom 2 are both doubles, each with new carpets, built-in wardrobes, primary double glazed sash windows with blackout roller blinds, efficient modern radiators, TV socket & power points.

The large bathroom has a bath, a separate walk in shower cubicle, a heated towel rail, a mirrored cabinet with shaver socket inside and it is fully tiled.

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 Court House development.

Services: Mains water, electricity, gas, drainage. High speed broadband, Sky/Satellite connections available.

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.

Tenancy Information:

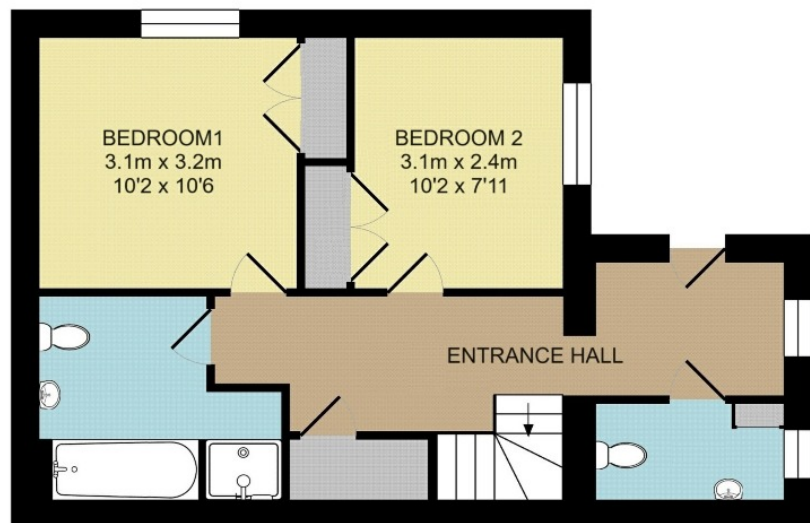
The following are permitted payments which we may request from you:

- a) The rent £1,600.00
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent £1,846.15, which will be held by the independent & Government approved Tenancy Deposit Scheme.
- c) A refundable holding deposit £369.23, (to reserve a property) capped at no more than one week's rent.
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax; and g) 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 prior to referencing.



GROUND FLOOR APPROX. FLOOR
AREA 45.6 SQ.M (490 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 36.4 SQ.M. (391 SQ.FT.)



TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (881 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



Dudley Singleton & Daughter are members of the Property Ombudsman. Client money is protected.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,
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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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