

FLAT 4 THE COURTHOUSE
HENLEY-ON-THAMES
OXFORDSHIRE



Dudley
**Singleton
& Daughter**
The Country Agent







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& Daughter**
The Country Agent
Est. 30 Years



Flat 4 • The Court House • Henley-on-Thames • Oxfordshire

Part of an exclusive development in a very sought after location

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)

1,006 sq ft / 94 m² (measurements are approximate)

A wonderful 2 bedroom luxury apartment in a converted period mansion, with 2 private parking spaces.

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 just a 15 minutes' walk to the train station for commuters.

This impressive Georgian building, was converted at great expense to create highly insulated apartments with quality fittings and refurbishment throughout.

Apartment number 4 is a spacious 2 double bedroom apartment, with a separate sitting room and kitchen/dining room.

The sitting room is large, with double aspect sash windows giving lovely views to the countryside in the distance. Featuring an original Victorian fireplace (now only decorative), modern efficient radiators, new carpet, multiple power points and a multimedia point.

Kitchen/breakfast room has Karndean flooring, fitted Bosch electric oven, 4 ring gas hob, extractor, built-in washing machine, built-in dishwasher, stand-alone Bosch stainless steel fridge freezer, cupboards, drawers and a built in pantry cupboard. All appliances and white goods are included.

Bedroom 1 and 2 have two built-in wardrobes with rail and shelves, a sash window with blackout roller blinds. Bathroom has a chrome heated towel rail; shower over bath, a split-hinged glass shower screen, a mirrored cabinet with shaver socket inside.

Summary of accommodation: Large reception hall, 2 double bedrooms, spacious bathroom with shower over bath, kitchen/dining room, large sitting room, designated parking for 2 cars, and a weatherproof lockable communal bike store. Security intercom phone provides access through the front door for visitors.

Directions: RG9 2JN. 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. Tax band: D

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

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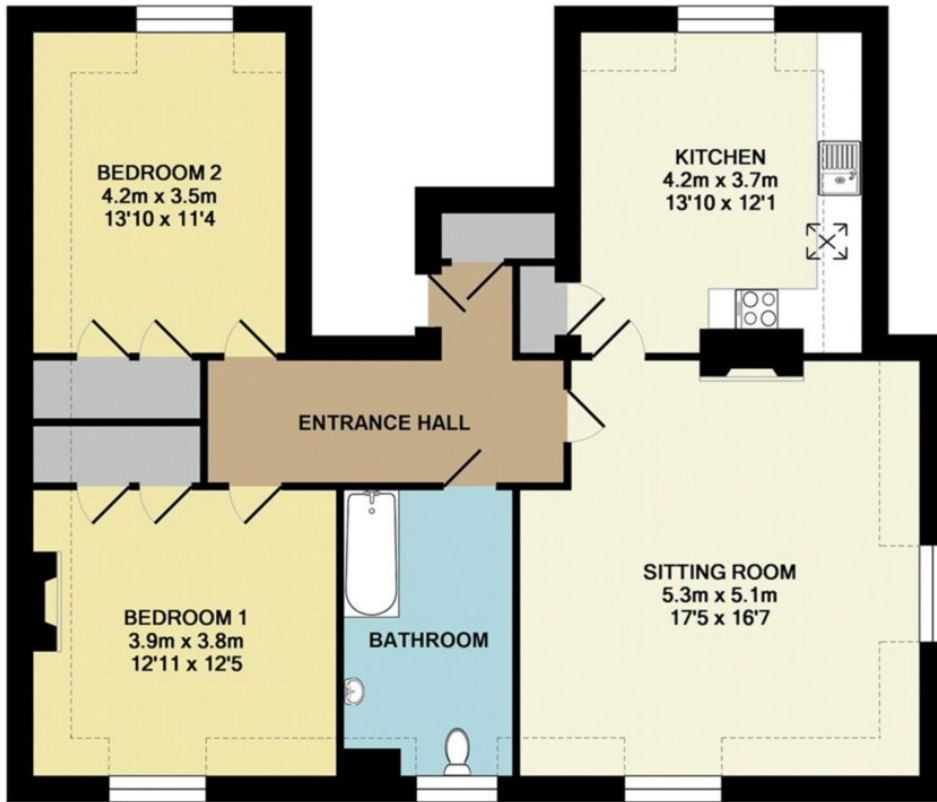
Deposit: A holding deposit equivalent to 1 weeks rent to secure the property. A damage deposit equivalent to 5 weeks rent will be held by the Government approved Tenancy Deposit Scheme (TDS)

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.



TOTAL APPROX. FLOOR AREA 93.5 SQ.M. (1006 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



BEDROOM 2



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 Government approved Deposit Protection Service.
- 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. Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals.

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.

