

6 Greys Hill |  
Henley On Thames

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



**To Let: £1,200 pcm**

A pretty Victorian terraced cottage on a quiet and desirable residential road, close to Henley centre. The property has two reception rooms, two bedrooms, and an attractive garden. EPC: C. Unfurnished and available early March 2021.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

Henley-on-Thames is an attractive market town situated on the banks of the River Thames, about 36 miles to the west of London. The town offers a wide range of local and larger shops, restaurants, a library, three screen cinema and theatre. The town is famous for the Henley Royal Regatta, followed by the Music Festival. There are also rowing clubs, a local rugby club and also a cricket club. The station provides services to London (Paddington) in about one hour, via Twyford.

This attractive terraced cottage is typical of the Victorian era, and is located opposite the church in the desirable Greys Hill. The centre of town is within just a few minutes walk, and the station and River Thames are also easily accessible. The property has a sitting room at the front, a cosy dining room, modern kitchen, with a bathroom at the back. There is one good size double bedroom on the first floor, plus a second bedroom. The property has an attractive garden at the back, with a terraced area and lawn.

#### **APPROACH**

Front garden with paving and hedge.  
Front door.

#### **SITTING ROOM** 3.24m (10'8") x 3.2m (10'6")

Sitting room overlooking the front with fitted carpet, radiator, TV aerial point, cupboard containing meters and fuse board, central heating thermostat.

#### **DINING ROOM** 2.4m (7'10") x 2.87m (9'5")

Overlooking the rear garden with fitted carpet, radiator, understair cupboard with light, door to stairs to first floor.

#### **KITCHEN** 3m (9'10") x 1.89m (6'2")

Modern kitchen with a range of units at base and eye level, worktop with stainless steel sink and mixer tap, electric oven and ceramic hob, integrated fridge / freezer and washing machine. Cupboard containing gas boiler, which supplies heating and hot water.  
Back door to garden

#### **BATHROOM** 1.9m (6'3") x 1.81m (5'11")

The bathroom has been modernised, with white fixtures and fittings, including bath, with screen and shower over, low level wc, basin, heated towel rail, cupboard with mirror, extractor fan.

#### **BEDROOM ONE** 3.4m (11'2") x 3.26m (10'8")

Attractive double bedroom to the front, overlooking the front, with fitted carpet and radiator.

#### **BEDROOM TWO** 2.87m (9'5") x 2.44m (8'0")

Single bedroom / study overlooking the back garden, with fitted carpet and radiator.

#### **OUTSIDE**

Pretty garden to the rear with a paved area and lawn, enclosed by a fence down each side with low wall at the bottom.

#### **SERVICES**

Services: Mains Gas, Electricity, Water and Mains drainage

Broadband: BT indicates 71-73 mbps available (not checked or warranted)

Zzoomm are also installing superfast fibre optic broadband in Henley, with speeds of up to 2.0 gbps potentially available.

Local Authority: South Oxfordshire District Council

Council Tax Band: D £1,979 pa in 2020 / 2021

EPC Rating C70

#### **VIEWINGS**

Viewings strictly by appointment:  
henley@griffithandpartners.co.uk / 01491 522800

#### **AVAILABILITY**

Available from early March 2021

Unfurnished, some white goods provided.

Assured Shorthold Tenancy for a minimum of twelve months.

Sorry, not suitable for: smokers or pets

Holding deposit: £276.00 based on a rental amount of £1,100 pcm

## **CLIENT MONEY PROTECTION**

Client Money Protection:

We are members of the Propertymark Client Money Protection Scheme.

For more information: <https://www.propertymark.co.uk/working-in-the-industry/member-requirements/client-money-protection.aspx>

Deposit Protection:

We are members of the Tenancy Deposit Scheme Insured approved scheme for the protection of Tenant`s deposits. For more information: <https://www.tenancydepositscheme.com/>

Redress Scheme: We are members of The Property Ombudsman Redress Scheme.

For more information: <https://www.tpos.co.uk/>

## **COSTS AND CHARGES**

The tenant may be asked to pay the following costs:

Alterations to the Agreement: Where tenant/s request a change to the terms of the tenancy agreement after the Agreement has been signed, a fee of up to £50.00 including VAT may be charged for each alteration requested.

Early surrender: Where tenant/s request an early surrender of the tenancy or a change of joint tenant, consent may be granted subject to conditions, and the outgoing tenant will be required to pay agents fees and reletting costs.

Default fees: Loss of keys or security devices. The tenant will be asked to pay for replacement keys, locks or security devices where they are lost, damaged or broken by the tenant.

Rental payments: Where the tenant is in default of rent payments, a reasonable default charge may be made, based on the reasonable costs incurred in recovering the unpaid rent. Interest maybe charged at a maximum of 3.0% above Bank of England base rate.

## **TERMS AND CONDITIONS**

Management Status: Griffith & Partners manage/s the property

Rent: payable per calendar month in advance. In addition the tenant shall be responsible for all Council Tax, Utility and Telephone / Broadband costs, including private drainage where applicable

Pets: Where a Landlord grants consent for a pet to be kept at the property, the Landlord may ask for a higher rent to be paid to reflect the additional wear and tear of a pet being kept at the property.

Security deposit payable: Five weeks rent where the rent is up to £50,000 pa,

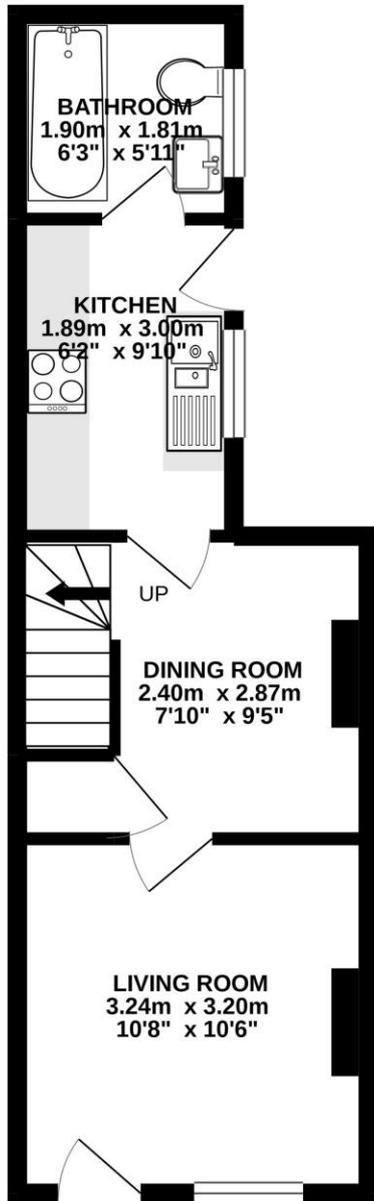
Deposit amount: £1,384 based on a rental amount of £1,200 pcm

Holding deposit: A holding deposit of one week`s rent will be requested to secure the property following acceptance of an offer.

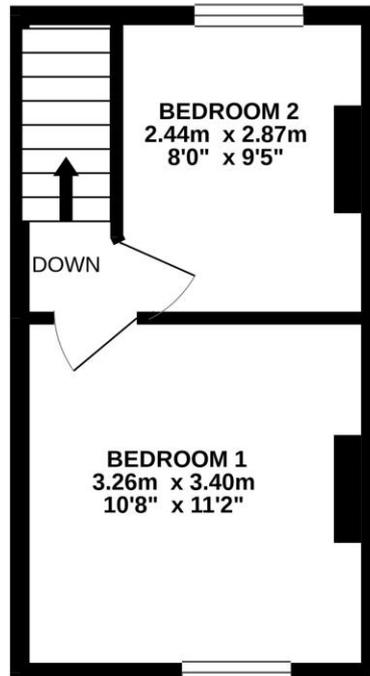
## **LETTINGS DISCLAIMER**

Important note: These particulars do not form any part of offer or contract. They are for guidance only and have been prepared in good faith to give a fair overall view of the property. Our descriptions are opinions only, not statements of fact and applicants should satisfy themselves whether or not such descriptions match any expectations they have of the property. Please ask for further information or verification of points relevant to your interest. All measurements, distances and aspects are given as a guide only and are approximate. If such details are fundamental to the letting, applicants must rely on their own enquiries as they must where any reference is made to potential uses. At the time of preparing these particulars no specific tests were made and tenants should satisfy themselves that the property and any services, appliances, equipment of facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs, not should and assumption be made with regard to the parts of the property that have not been photographed. The photograph/s depict only certain parts of the property and it should not be assumed that any of the furniture, furnishings or personal items are included in the letting.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) approx.

G298

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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