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PROPERTY CONSULTANTS

7 Oakford Court

Henley on Thames

RG9 1BL

A beautifully presented one-bedroom ground-floor apartment forming part of the exclusive Oakford Court development, a collection of just five apartments built in 2018 by Oakford Homes.

Leasehold

OPEN PLAN KITCHEN and LIVING
SEPARATE LAUNDRY ROOM
FITTED KITCHEN with INTEGRATED APPLIANCES
GROUND FLOOR
GENEROUS DOUBLE BEDROOM
BATHROOM
GAS CENTRAL HEATING
COMMUNAL GARDEN
BICYCLE STORE
OUTSIDE PRIVATE PATIO
DESIGNATED PARKING SPACE FOR ONE CAR
VISITOR PARKING FOR GUESTS



Location

Oakford Court is an exclusive development of just five apartments, constructed in 2018 by Oakford Homes and ideally positioned within walking distance of the centre of Henley-on-Thames. The town offers an excellent selection of boutique shops, cafés, restaurants and public houses, together with a railway station providing direct services to London Paddington and connections to the Elizabeth Line (Crossrail). The riverside, scenic walks and all the attractions for which Henley is renowned are close at hand, making this a particularly desirable and convenient setting.

The Property

A beautifully presented ground-floor apartment offering stylish, contemporary accommodation with bright and well-planned interiors throughout. Forming part of this highly regarded modern development, the property combines elegant design with practical everyday living and would make an ideal first-time purchase, downsize or investment opportunity in one of Henley's sought-after locations.

The apartment has been thoughtfully finished to a high standard, with modern double glazing, efficient heating, and attractive communal surroundings.

Accommodation

A front communal entrance leading to the apartment. Welcoming entrance hall with a particularly generous laundry and storage cupboard, providing space for a washing machine/dryer and excellent additional storage, a rare and highly practical feature.

The impressive open-plan sitting and dining room is light and spacious, creating an ideal space for both relaxing and entertaining, and flows seamlessly into the contemporary fitted kitchen. The kitchen is stylishly appointed with sleek cabinetry and integrated appliances including a slimline dishwasher, full-height fridge freezer, induction hob and oven.

The double bedroom is well-proportioned and tastefully presented, benefiting from fitted sliding-door wardrobes and window overlooking the communal garden. The spacious bathroom is fitted with a modern white suite comprising bath with shower over, wash basin and WC.

Outside

The property enjoys attractive and well-maintained communal grounds and bicycle store together with one designated parking space and additional visitor parking. Private patio off the living area.

Services

All main services are connected to the property.

Tenure

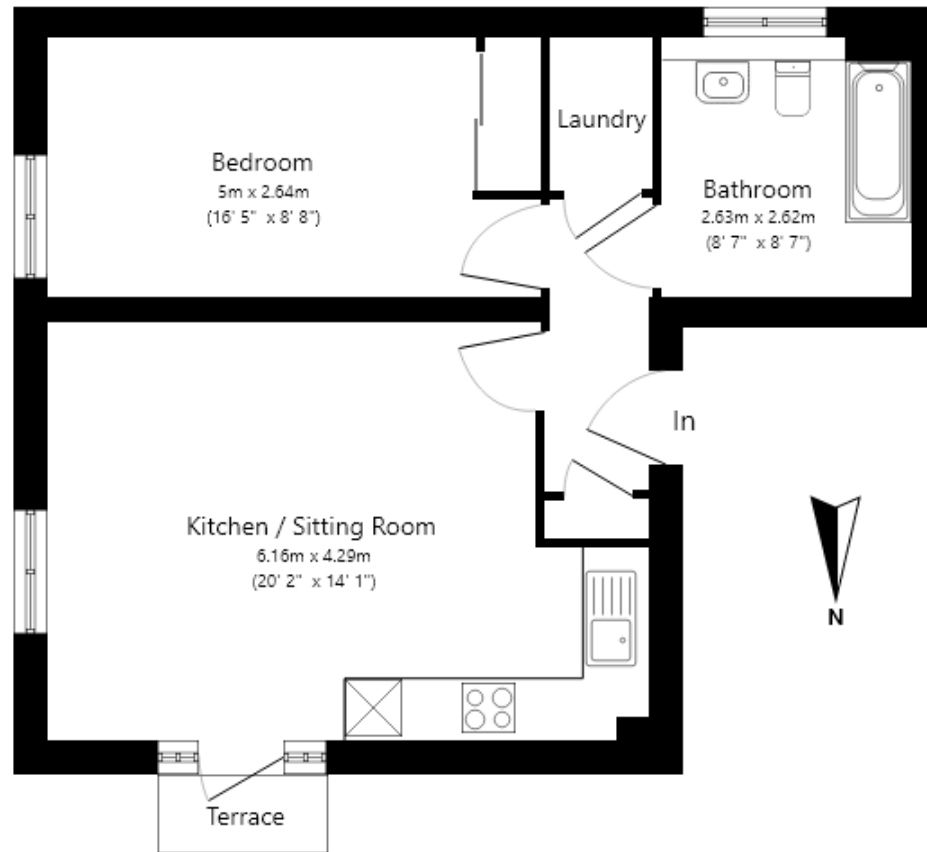
999 Year lease from 2018 – Service charge for 2026 is £985.52.

Council Tax

Band C South Oxfordshire District Council



Approximate Gross Internal Area: 52 sq m (559 sq ft)



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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, room sizes should not be relied upon for carpets and furnishings. 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. 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. 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 from any part of any offer or contract and their accuracy cannot be guaranteed.

