



# 11 Northfield Close Henley on Thames RG9 2LH

A well-proportioned recently redecorated ground-floor two-bedroom apartment, ideally situated within a tucked-away position in this popular residential block. Offering comfortable and neutrally presented accommodation, the property provides a good opportunity for a new owner to personalise and update to their own taste. Conveniently located within easy level walking distance of the town centre, river and railway station. The apartment also benefits from a detached garage and visitor parking.

**Guide Price £470,000 (Share of Freehold)**

**PARTIAL OPEN-PLAN KITCHEN  
DINING AREA  
LIVING ROOM  
TWO DOUBLE BEDROOMS  
SHOWER OVER BATH  
DOUBLE-GLAZED WINDOWS  
ELECTRIC HEATING  
GARAGE PLUS VISITOR PARKING**



Location

Northfield Close is attractively situated at the entrance to the Fairmile, tucked away from the main road, within close walking distance of the centre of Henley on Thames. And approx. a 10 minute walk across town to Henley Station which offers an excellent service into London (Paddington or Crossrail) via Twyford. Henley town centre offers comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a weekly market. The river Thames of course offers many attractions, including the international annual Royal Regatta, within easy walking distance.

The Property

A well-maintained communal entrance hall provides access to this well-proportioned ground floor apartment. The property has recently been repainted throughout in a fresh, neutral colour scheme, creating a light and versatile space for the new owner to make their own.

The accommodation comprises a comfortable living room and a practical kitchen, fitted with a range of wall and base cupboards, wood-effect work surfaces, a large double ceramic sink and tiled splashback. The kitchen is well-equipped with a large Leisure range cooker, freestanding fridge together with a washing machine and dishwasher positioned beneath the worktops.

The good-sized bathroom is fitted with a bath with shower over, along with a mirrored storage cupboard above the wash basin. Both bedrooms are comfortable doubles and benefit from built-in wardrobes, providing useful additional storage.

From the ground floor, there is access to the rear, via a rear lobby area and then access to the private detached garage.

Outside

Visitor parking and communal gardens to the front of the property.

Services

Mains electricity, water & drainage.

Council Tax

Band E South Oxfordshire District Council

Service charge

Current service charge approx. £2250 Per Annum

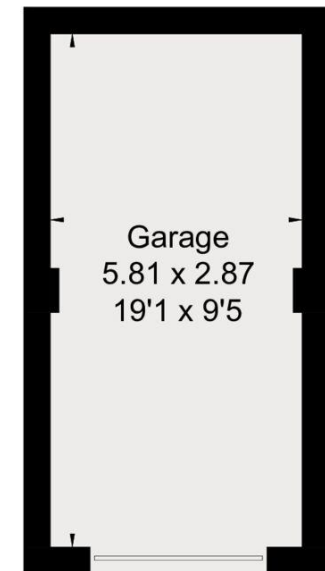
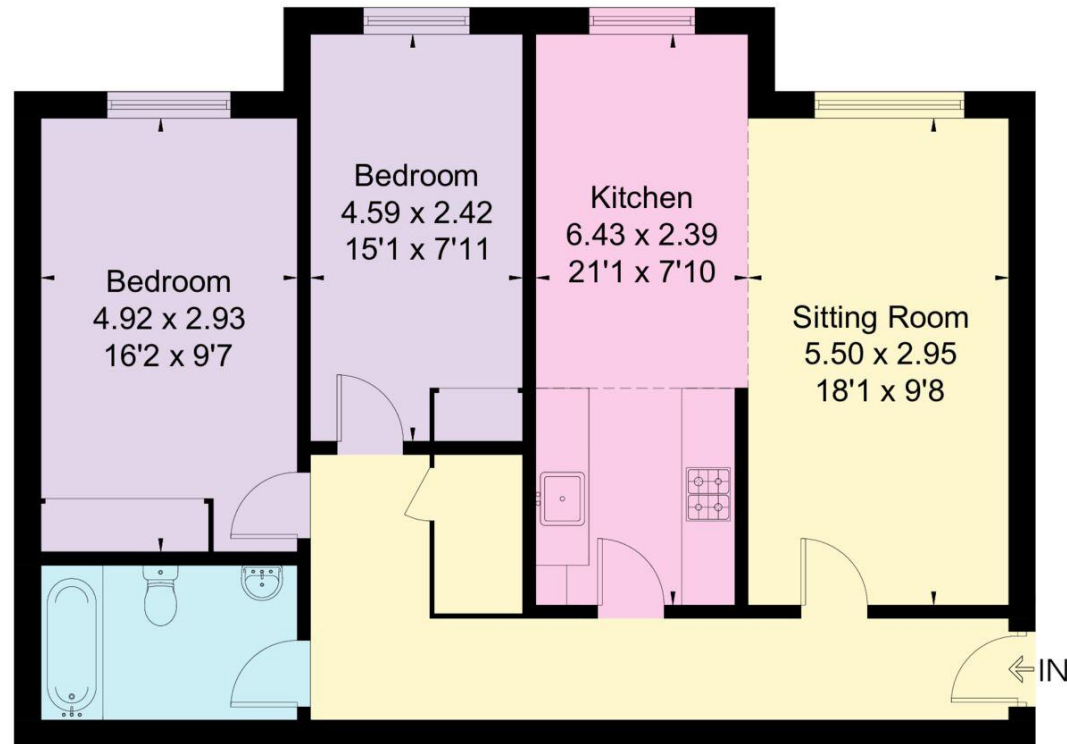
Tenure

999 year lease from 29/09/2007  
Share of Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approximate Floor Area = 79.2 sq m / 853 sq ft  
Garage = 16.7 sq m / 180 sq ft  
Total = 95.9 sq m / 1032 sq ft



(Not Shown In Actual  
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115022

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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.

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