



A first floor two bedroom apartment with parking, approximately 0.5 a mile to Henley station.

**Hurlingham House, Quebec Road, Henley-on-Thames, Oxfordshire, RG9**

£1,400 pcm plus fees apply, Unfurnished  
Available from 14.12.2020





- Built to a high specification
- First floor apartment
- Close to town centre and station
- Secure allocated parking

#### Local Information

Situated within a level walking distance of Henley Town Centre which offers a comprehensive range of shopping facilities, three screen cinema, theatre and several restaurants.

There is a wide variety of schools in the area of excellent repute

Recreational facilities in the area include golf, horse racing, rowing and sailing.

The commuter is well provided for via the M4/M40 giving access to London, Heathrow, West Country and Midlands.

Henley Station has links with London Paddington (via Twyford).

#### About this property

A professionally converted two bedroom ground floor apartment built to a high specification, benefiting from a private terrace and allocated parking for two cars. The property is conveniently situated close to the town centre, train station and River Thames.

The main entrance has an entry system with intercoms to each individual apartment and opens into a communal entrance hall with stairs leading to the first and second floors.

Each apartment has a spacious, high specification open plan kitchen/living area with timber flooring, stone work tops and fitted Neff appliances comprising

hob, oven, extractor hood, dishwasher, washer dryer, wine cooler and fridge/freezer.

There are two double bedrooms and the bathrooms will have a mix of Hansgrohe and Villeroy & Boch sanitary ware. There are also separate cloakrooms/WCs with apartments one to four and apartment five benefits from an en-suite shower room to the master bedroom. The bedrooms are carpeted and the bathrooms and WCs have tiled floors.

#### Outside

This ground floor apartment benefit from a private terrace areas. All apartments have allocated parking and there is a further communal visitors space. There is also a communal bike shed and bin store.

#### Furnishing

Unfurnished

#### Local Authority

South Oxfordshire District Council  
Council Tax Band = D

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office.  
Telephone: +44 (0) 1491 843 002.





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Gross Internal Area 704 sq ft, 65.4 m<sup>2</sup>

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NOT TO SCALE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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