



# 14 NORTHFIELD CLOSE

Henley-on-Thames, Oxfordshire





## A spacious beautifully presented first floor 3 bedroom apartment with parking and garage in the centre of Henley

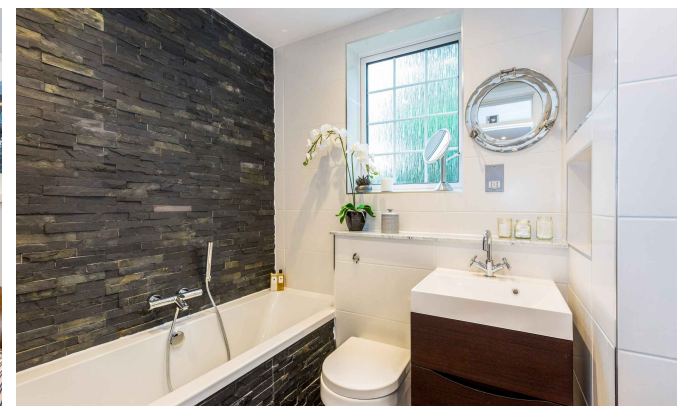
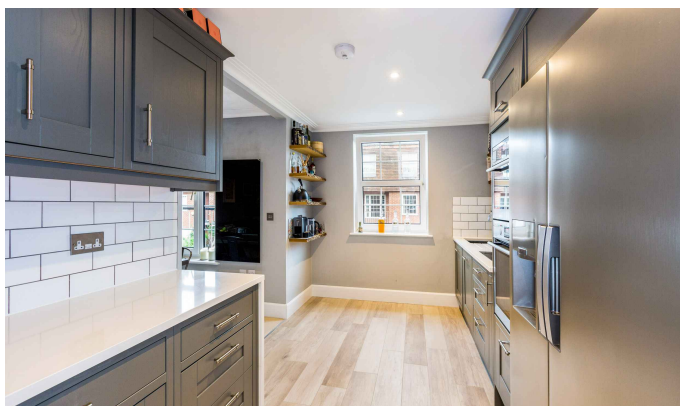
Sitting/dining room ♦ 3 Bedrooms (one en suite) ♦ Family bathroom room ♦ Kitchen ♦ Utility room ♦ Parking ♦ Garage

### Directions

From our offices in Bell Street, proceed out of Henley into Northfield End. Continue straight on at the two roundabouts and take the first left into Badgemore Lane. The next left is Northfield Close where the property will be found at the end on the right.

### Situation

Northfield Close is situated in the centre of the historic riverside town of Henley-on-Thames, within walking distance of all major amenities including a train station, supermarket, hospital, a fine variety of shops, pubs and restaurants and the private Phyllis Court Members' Club. More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington (from 25 mins). The M4 (J8/9) is approximately 6 miles distant providing access to Heathrow and the motorway network. There are excellent schools in the area and sporting facilities include golf at a number of local courses and boating on the Thames.





### Description

A spacious first floor apartment that has been subject to extensive refurbishment. Work includes, new wiring and plumbing throughout as well as fitted kitchen and bathrooms. A secure communal entrance door and stairs lead to the first floor. The front door opens in to the hallway, with the principle accommodation accessed off it. The sitting room & dining area is a light and spacious room with a Juliette balcony accessed from the window. The kitchen has been fitted to a high standard with a range of wall and base units and a range of integrated appliances. Leading off the kitchen is a well-designed utility room. There are three double bedrooms leading off the hallway. One bedroom has an en suite shower room and fitted cupboard, another features a walk in wardrobe/dressing room, the third being a spacious further double bedroom. The apartment benefits from plenty of fitted storage throughout.

### Outside

To the front there is residence parking available. To the rear there is a private garage.

### Additional Information

#### Tenure

Leasehold with share of freehold with vacant possession on completion.

#### Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

#### Local authority

South Oxfordshire District Council

#### Post Code

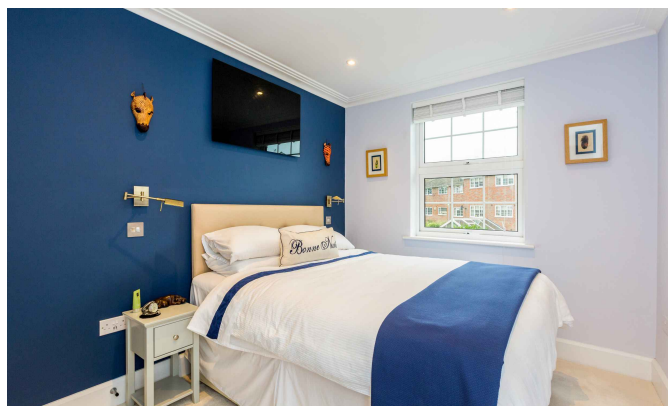
RG9 2LH

#### Viewing

Strictly by appointment with Savills.

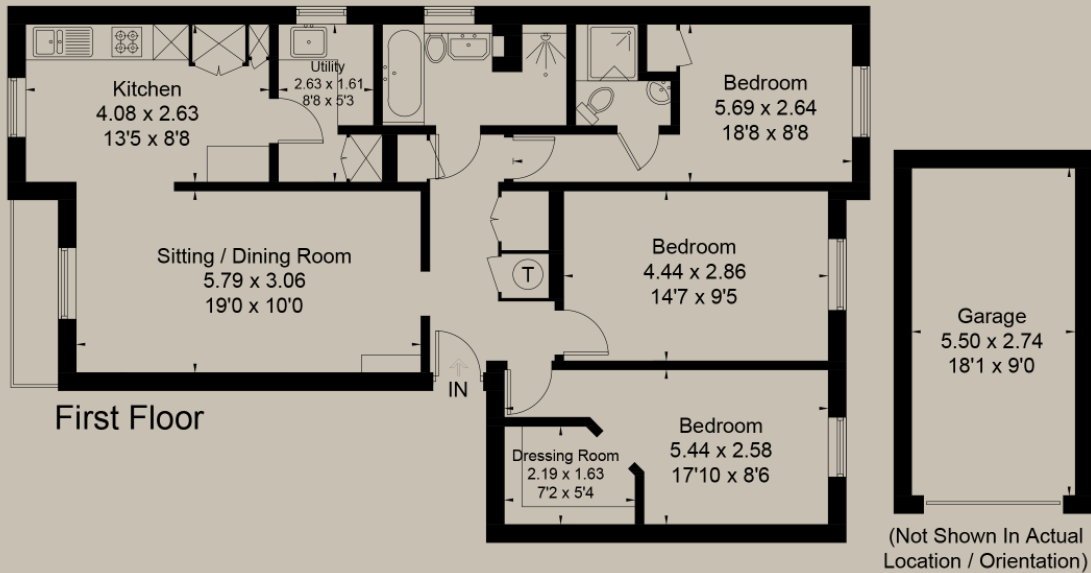
#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.



14 Northfield Close, Henley-on-Thames, Oxfordshire, RG9 2LH

Gross Internal Area (approx) = 91.2 sq m / 981 sq ft  
Garage = 15.1 sq m / 162 sq ft  
Total = 106.3 sq m / 1144 sq ft  
For identification only. Not to scale.  
© Floorplanz Ltd



SAVILLS HENLEY

58-60 Bell Street,  
Henley-on-Thames,  
Oxfordshire, RG9 2BN

01491 843001  
savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. DATESTAMP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC