

# A modern apartment with gated parking

3 Henley Gate, Henley-on-Thames, Oxfordshire, RG9 4BB

Share of Freehold





Entrance hall • open plan kitchen/sitting room • two bedrooms • one en suite • additional bathroom • terrace along with communal gardens • allocated parking

### Directions

From Henley-on-Thames proceed along the Reading Road (A4155) towards Reading. Proceed over the next two roundabouts. Henley Gate can be found on your left hand side before the third roundabout.

### Situation

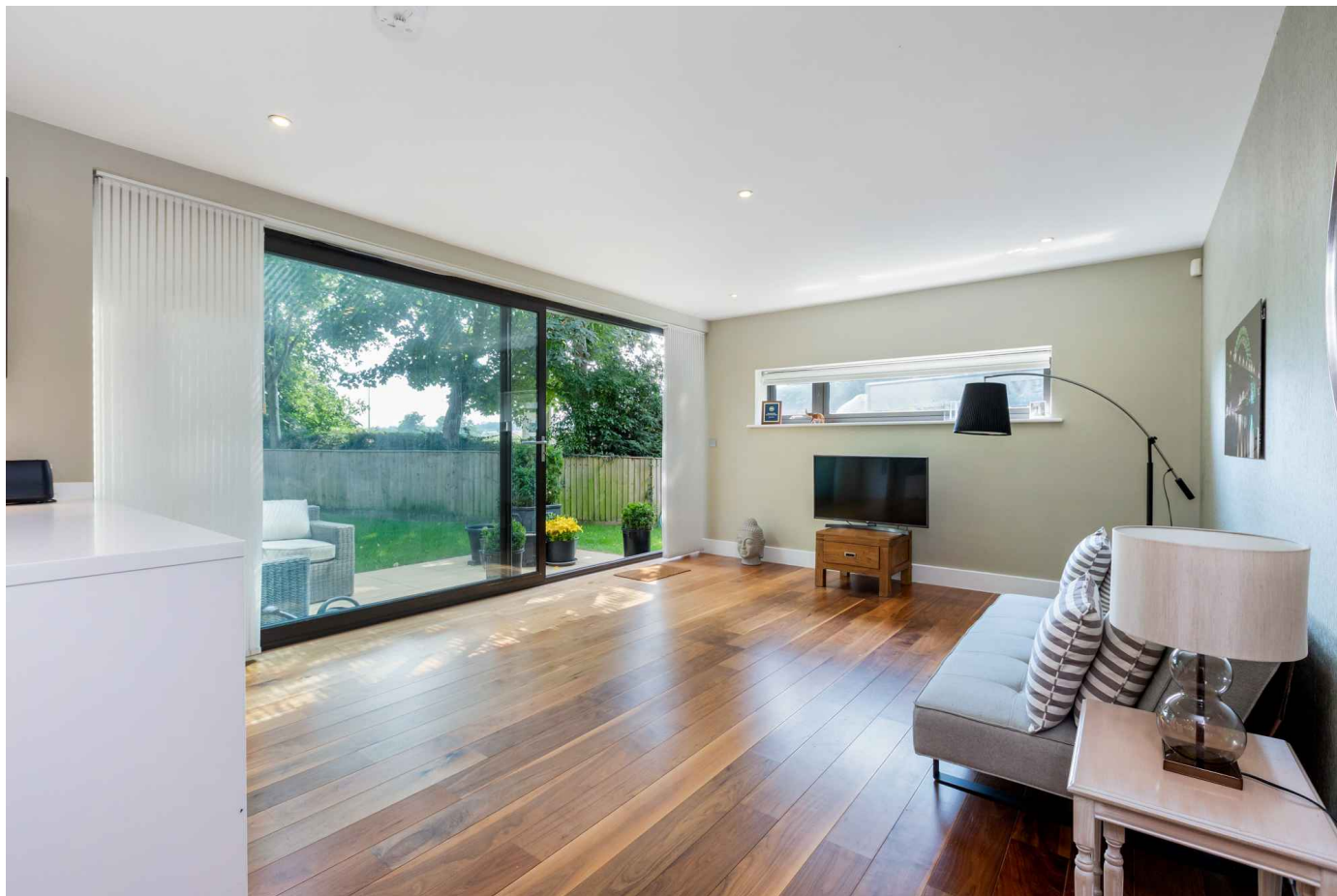
The property is situated approximately 900 yards from the Town Centre and all major amenities including a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington (from 25 mins). The A404 is approximately 6.2 miles distant which provides access to the M4 (j8/9) and M40 (j4) which provides access to Heathrow and the motorway network. There are schools in the area of excellent repute and sporting facilities include golf at a number of local courses and boating on the River Thames.

### Description

3 Henley Gate is one of 12 apartments (2 blocks of 6) in this modern and stylish development. Formerly the development's show apartment, this immaculately presented property benefits from many features; such as solid oak doors and flooring, in addition to underfloor heating throughout.

Going through the electric gates, you arrive in the parking area where there is an allocated parking space. No. 3 is located on the ground floor once going through the communal entrance. Entering through the front door and into the entrance hall there is an intercom system with sound and camera and a dedicated intruder alarm - all doors then lead off into the rooms. The open plan kitchen/sitting room features breakfast bar, integrated washing machine, hob, oven and fridge/freezer. There is also a patio door leading out to the apartment's terrace with communal gardens beyond.

Both the bedrooms are generous doubles featuring built in wardrobes. The main bedroom features a sleek shower en suite. There is also an additional bathroom.







### Outside

There is an immediate paved patio area along with further lawned communal grounds, enclosed with a hedge.

### General remarks and stipulations

### Tenure

Share of Freehold with vacant possession on completion.

### Services

Mains electric, water and drainage. Heating; heat source pump which feeds the hot water and underfloor heating. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

### Local authority

South Oxfordshire District Council

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.



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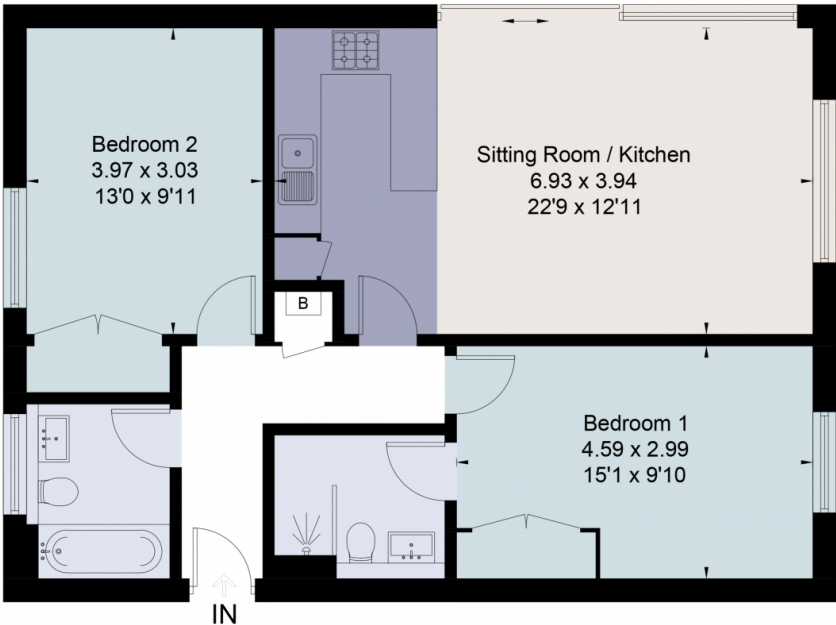


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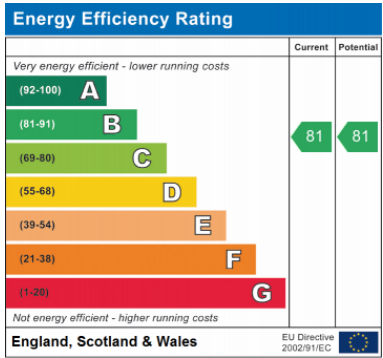
Approximate Area = 72.6 sq m / 781 sq ft  
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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