



An immaculate ground floor 2 bedroom apartment

14 Perpetual House, Station Road, Henley-On-Thames, Oxfordshire, RG9 1AF

Share of Freehold



Private gated entrance • entrance hall • open-plan kitchen/sitting/dining room • principal bedroom en-suite guest double bedroom • family bathroom
underground parking space • communal gardens

Situation

Set in the heart of the vibrant market town of Henley-on-Thames, close to the River Thames and the train station. There are many excellent shops, services, cafes, bars and restaurants to choose from close by. As well as being conveniently positioned for travel, via the M40 and M4 motorways. The towns of Reading and Marlow are close by. The open countryside of the beautiful Chiltern Hills are just a few miles away, ideal for walking, cycling and country pubs.

Description

Perfectly situated next to the station, No. 14 is a modern apartment in this highly popular building for its central location, luxury interior and secure parking.

From entering the impressive communal lobby, the entrance to the apartment can be found on the left. The hallway and sitting room have been recently fitted with Auckland Oak, Karndean flooring. The sitting room is arranged with a dining area and an open plan fully fitted kitchen, with integrated appliances. There is a principal bedroom with en-suite shower room and built-in wardrobes, a second double bedroom and a bathroom.

Outside

Approached via a private gated entrance and gives access to allocated underground parking. There are established communal gardens with several seating areas for residence use.

Directions

From our office in Henley-on-Thames proceed down New Street to the River Thames, and along Thameside. Follow the road into Station Road. Perpetual House (Royal Apartments) will be found on your right, behind a small crescent.

Services

All mains services are connected apart from gas. **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.**

Tenure

Share of Freehold

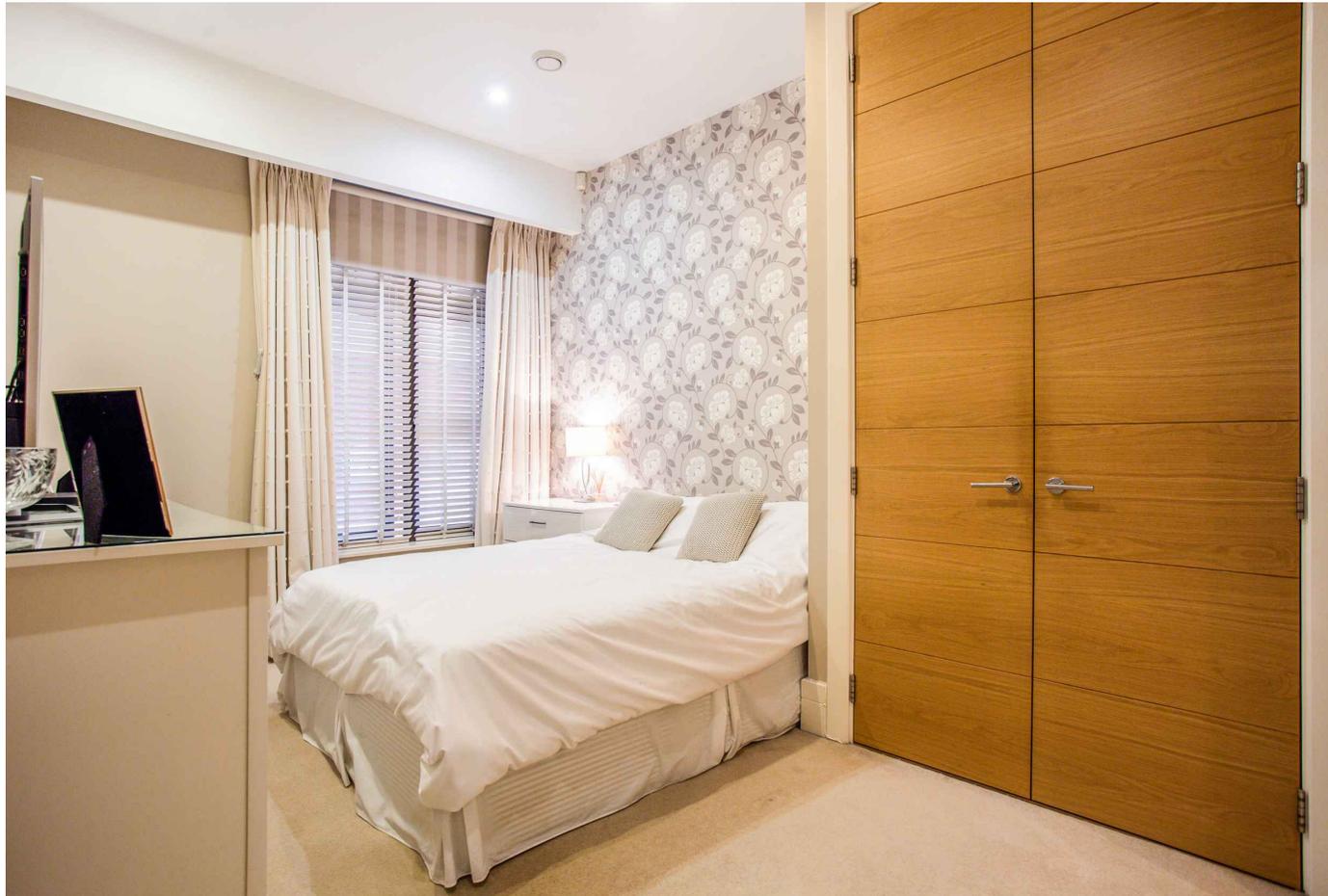
Energy Performance

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

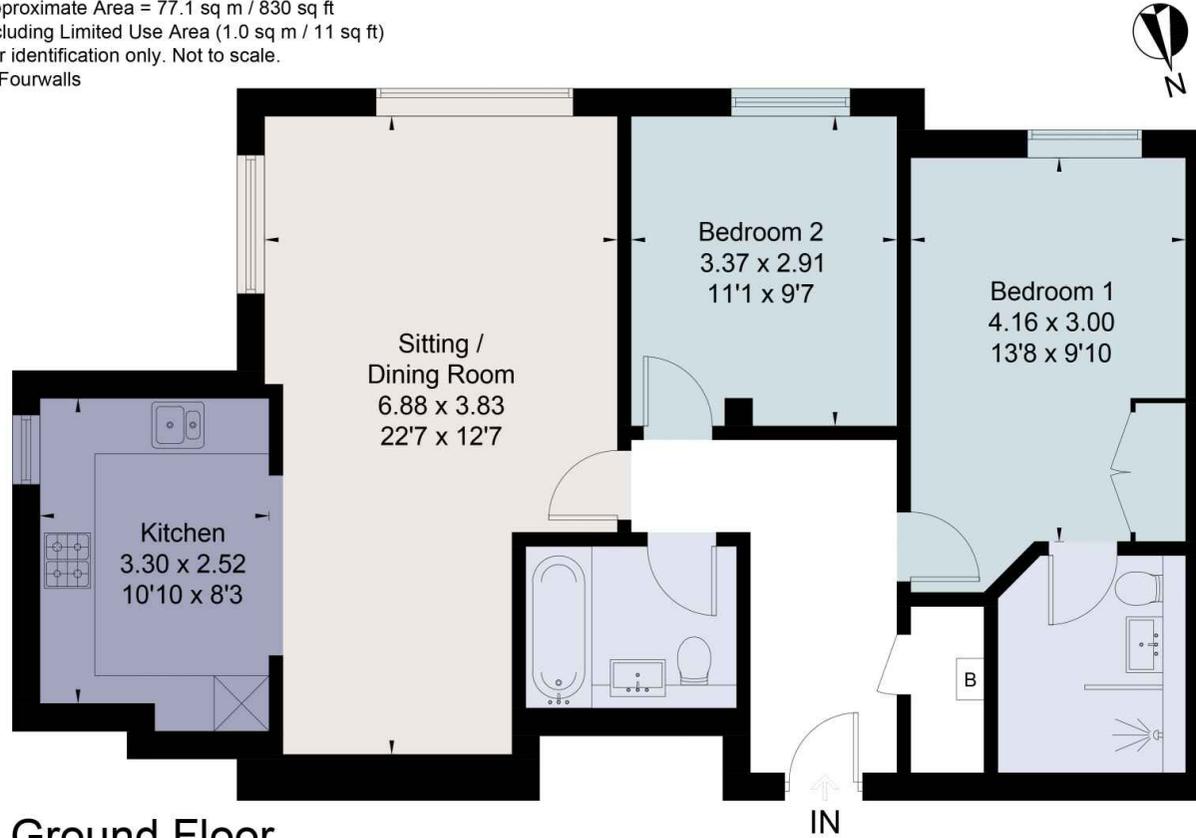
Viewing

Strictly by appointment with Savills.





Approximate Area = 77.1 sq m / 830 sq ft
 Including Limited Use Area (1.0 sq m / 11 sq ft)
 For identification only. Not to scale.
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 281250

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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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