



Beautifully presented 2 bedroom apartment

Flat 9, The Malthouse, 45 New Street, Henley-on-Thames, Oxfordshire, RG9 2BP

Share of freehold



Communal entrance hall • lift • entrance hall • kitchen / breakfast room to open plan reception room
principal bedroom with en-suite shower room & dressing room • guest bedroom • bathroom • parking for two cars

Situation

The Malthouse is situated in the centre of the historic riverside town of Henley-on-Thames, close to all major amenities including a supermarket, hospital, and engaging shops, pubs and restaurants.

Nearby centres are Reading and Maidenhead. Henley railway station provides a link to the mainline stations in Reading and Twyford with a fast service to London Paddington.

The M4 (J8/9) provides access to Heathrow and the motorway network. There are schools in the area of excellent repute, with sporting facilities including golf at a number of local courses and boating on the Thames.

The Malthouse is an easy walk to the prestigious events that Henley offers, including the Royal Regatta and Festivals.

Description

The Malthouse is an exclusive development of a Grade II listed building; the conversion to apartments was completed in 2007. The property is modern and spacious and was entirely refurbished in 2014 including a new kitchen, bathrooms, LED lighting with Rako controls in the main living area, and Ethernet cabling throughout. The ground floor communal entrance hall gives access to the lift and staircase to the second floor.

The apartment has an open plan kitchen/breakfast room fitted with a range of floor and wall mounted units with granite work surfaces and integrated Miele appliances open to the main reception room with a view of rooftops towards the River Thames and hills beyond.

The principal bedroom has a large walk in wardrobe and en-suite shower room with under floor heating. There is a second double bedroom for guests and a further bathroom.



**Outside**

The property is approached via electric gates in to a parking area with allocated parking for two vehicles.

Directions

From the main traffic lights in Henley town centre, turn into Bell Street (A4155 towards Marlow).

At the junction with New Street turn right. The Malthouse will be found towards the end of the road on the left where you will be able to pull up to the gates.

General remarks and stipulations**Tenure**

Share of freehold

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

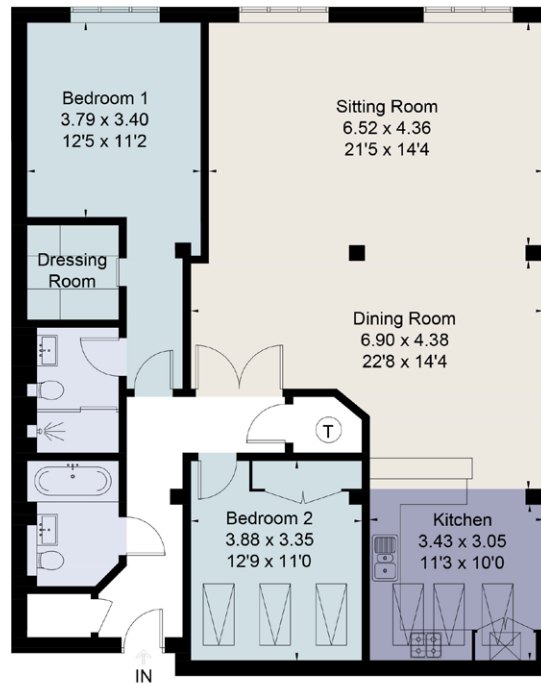
South Oxfordshire District Council

Viewing

Strictly by appointment with Savills.



Approximate Area = 125.3 sq m / 1349 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
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Second Floor

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