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Flat 44, Aspen Court,
Chestnut Walk, Henley-In-Arden, Warwickshire, B95 5GP

Offers In The Region Of £129,500

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on the first floor of Aspen Court with convenient lift access, this well-presented apartment forms part of the popular Chestnut Grove development, an established retirement complex designed exclusively for the over-60s.

In brief, the accommodation comprises; an entrance hall with useful storage cupboard, spacious living room, fitted kitchen, two bedrooms, and shower room with walk-in shower.

Residents also have access to the launderette, guest suite facilities, communal lounge, well-maintained communal gardens and on-site parking. Additional benefits include heating and hot water, which are covered by the service charge.

Chestnut Grove is located just a few minutes away from the Henley High Street providing many local amenities such as shops, pubs, restaurants, Post Office, dentist and doctor's surgery. The property further benefits from good rail, bus and road links to Stratford-upon-Avon, Birmingham and beyond while vehicular access is gained via Johnson Place.

The property is being sold with the benefit of no onward chain.

Chestnut Grove is set within landscaped grounds and comprises two separate blocks of apartments, Aspen Court and Blackthorn Court, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park.

Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge, and Blackthorn Court features a communal laundry facility. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Number 44 Aspen Court is situated on the first floor.

The front door opens into:

Entrance Hall
15'8" x 7'2" (max) (4.80m x 2.20m (max))
With feature coving to the ceiling, telephone intercom system, emergency alarm with pull cord, door to storage cupboard with automatic lighting and fitted shelving, and radiator. Door into:

Airing Cupboard
Housing the hot water cylinder; with fitted shelving.

Living Room
17'4" x 10'9" (5.30m x 3.30m)
With feature coving to the ceiling, UPVC double glazed windows overlooking the communal garden beyond, fireplace with timber surround, inset electric fire and marble-style hearth, and radiator.

Kitchen
9'10" x 7'2" (3.00m x 2.20m)
With UPVC double glazed window overlooking the communal garden beyond, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset stainless steel sink with chrome mixer tap over, built-in “Creda” eye-level oven, inset “Hotpoint” 4-ring electric hob with extractor hood over, space for a fridge-freezer, space and plumbing for a washing machine, and tiling to splashback areas.

Bedroom One
13'1" x 9'10" (4.00m x 3.00m)
With feature coving to the ceiling, UPVC double glazed windows overlooking the communal garden beyond, built-in wardrobes with hanging rail and fitted shelving, plus matching bedside drawers and cupboards over, and radiator.

Bedroom Two
9'10" x 6'2" (3.00m x 1.90m)
With feature coving to the ceiling, UPVC double glazed window overlooking the communal garden beyond, built-in wardrobe with hanging rail and fitted shelving, and radiator.

Shower Room
6'6" x 6'6" (2.00m x 2.00m)
With 3-piece suite comprising; large walk-in shower with glazed folding door and mains fed shower over, low level WC, floating vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, shaving point, tiling to the walls to full height, chrome ladder-style heated towel rail, and tiled flooring.

Communal Lounge
A communal seating area for residents to socialise.

Laundry Room
Located in Blackthorn Court; with large commercial washing machines and dryers (where tokens can be collected from the warden on-site) and WC.

Communal Gardens
Mainly laid to lawn with mature borders and a number of benches to sit and relax.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor
O2 - Good outdoor and in-home
Three - Good outdoor
Vodafone - Good outdoor, variable in-home

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band D

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

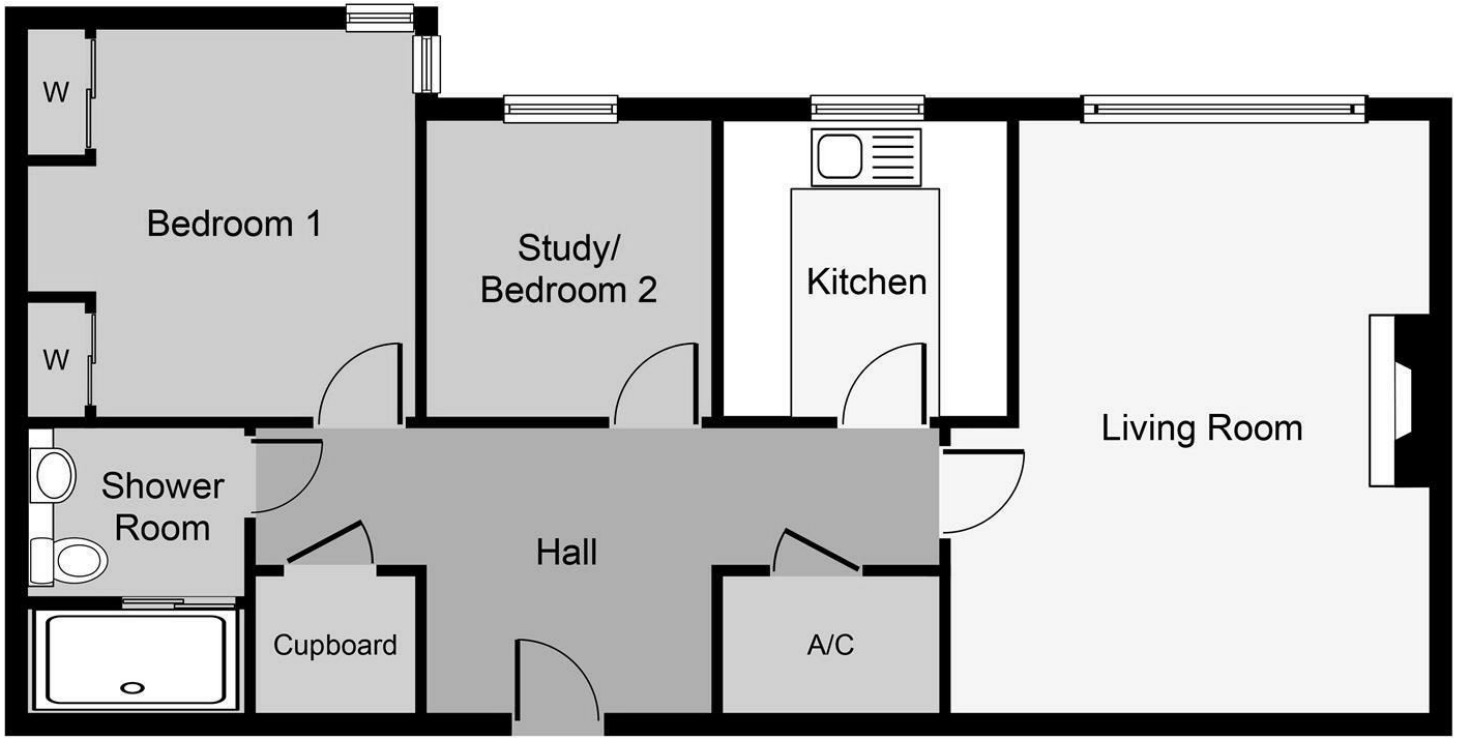
Services:
Mains drainage, electricity and water are connected to the property. Heating and hot water is included within the service charge.

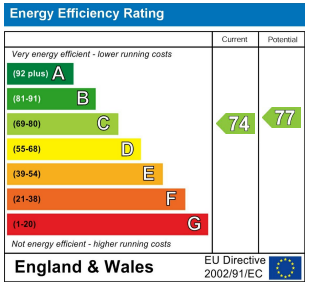
Service Charge:
The service charge is approximately £324 per calendar month and this covers heating, hot water, maintenance of communal areas, buildings insurance, emergency alarm system and peppercorn ground rent. It should be noted that the service charge excludes electricity, water/sewerage, council tax and contents insurance. The managing agent if Citizen Housing Association (Birmingham).

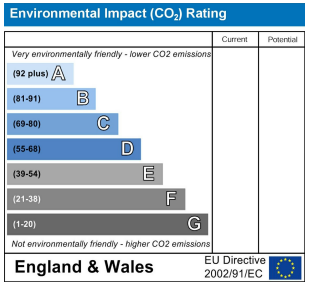
Tenure:
The property is Leasehold with a term of 125 years from 1st January 1989. Vacant possession will be given upon completion of the sale. The Freeholder is Family Housing Association (Birmingham) Ltd.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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