

A large, stylized letter 'B' logo in a teal color, set against a light grey square background.

PHILIP  
BOOTH  
ESQ.



**33 War Memorial Place, Henley-on-Thames, Oxon RG9 1EP**

## 33 War Memorial Place, Henley-on-Thames, Oxon RG9 1EP



A 2-bedroom first floor flat, situated in a popular retirement development, conveniently close to a bus stop with regular buses to Henley town centre. Benefitting from recently fitted bathroom and modern kitchen.

Enter the main building through a secure front door, past the communal lounge, and through a set of doors where you can take the wide staircase or lift to first floor.

A private front door opens into a hallway.

Enter the spacious sitting room with a bay window to the far wall with an outlook over the rose garden.

The kitchen has a range of modern white gloss wall and base units with contrasting black work surfaces over and a tiled splash back. A single drainer stainless steel sink unit, a 4 ring electric ceramic hob and extractor fan over. There is space for an under counter fridge freezer and a washing machine.

Bedroom 1 is a large carpeted double with a dual aspect and built-in wardrobes.

Bedroom 2 is a small double / large single with a window and built-in wardrobes.

The bathroom features a large walk in shower unit with handles and a rainfall shower head and hand wand, a modern w.c., a wash hand basin with a mirror over.

### Outside

To the rear of the property there is a paved patio which leads to a lawn and mature shrub and rose borders, with a central water feature. The gardens are maintained as part of the service charge.

There is car parking on site.

All rooms and the hallway have 24-hour emergency pull cords and the hallway has a Tunstall entry phone system.

NB: Some of the photographs include CGI furniture



### Living in Harpsden Road

War Memorial Place is a popular retirement development, situated just off the Harpsden Road to the south of Henley town centre. There is a bus stop just metres away with a regular bus service to Henley town centre.

There is a Tesco superstore approximately 1/4 of a mile away, Smarts Fish Bar, which is very popular with Henley residents and the Three Horseshoes pub are both within walking distance.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has regular trains to London Paddington (via Twyford) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

### Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

**Tenure** – Leasehold (66 years)

**Local Authority** - South Oxfordshire District Council

**Council Tax** - Band E

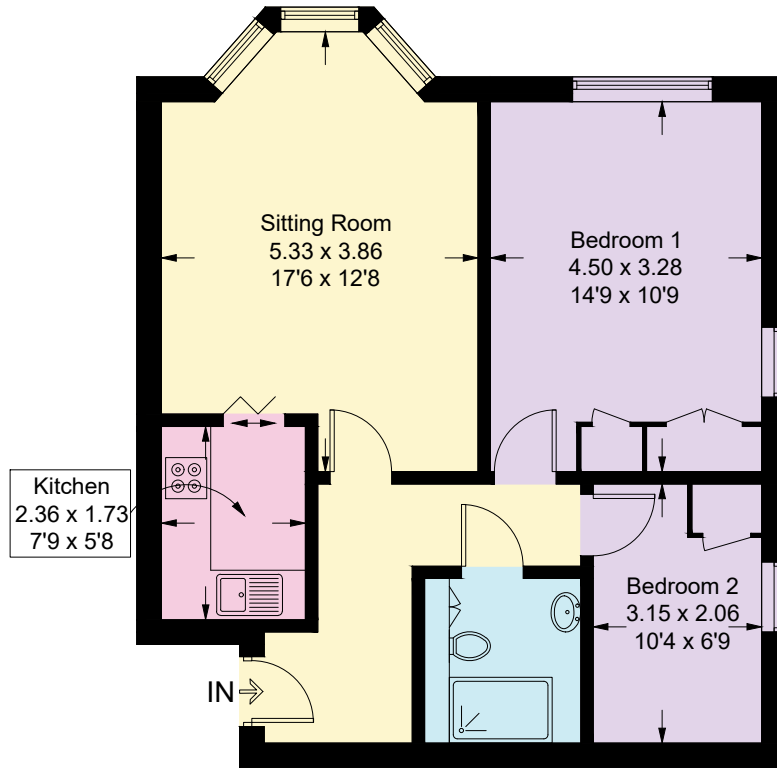
**Services** - Mains water, drainage and electricity

Minimum Age - 60 years or if a couple, one of 55 years plus



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Approximate Gross Internal Area = 56.9 sq m / 613 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID861587)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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