



# BOWLING COURT

HENLEY-ON-THAMES, RG9 2LE

**PENNY &  
SINCLAIR**

# BOWLING COURT

HENLEY-ON-THAMES, RG9 2LE

**A fabulous ground floor apartment, with a superb living space overlooking the fountain and grounds. Immaculately presented and occupying one of the best positions in this sought-after development.**

**With a refitted kitchen and smartly finished bathroom, along with light, airy and generous accommodation.**

- Superb Ground Floor Apartment •
- Prime Position Overlooking Grounds & Fountain •
  - Beautifully Presented •
    - Re-fitted Kitchen •
  - Generous Living Space •
    - Useful Storage •
    - Gas Central Heating •
  - No Chain •

## DESCRIPTION

An elegant and beautifully finished apartment, with direct access and views over well-kept grounds and water feature.





### **ACCOMMODATION**

A recessed storm porch leads into the entrance hall, with a useful storage cupboard and a further airing cupboard with shelving. The property has been redecorated and re-carpeted throughout and has a lovely, light and airy feel from the moment you step foot inside. The reception room is stunning, elegantly proportioned and with a large bay window with double doors leading out and overlooking the fountain, pond and beautifully kept grounds. The kitchen is an excellent size and smartly finished with a breakfast bar, ample wall and base units and a gas hob. The bedroom is a good size with a large fitted wardrobe and the shower room features a contemporary suite, with easy access to a double shower cubicle.

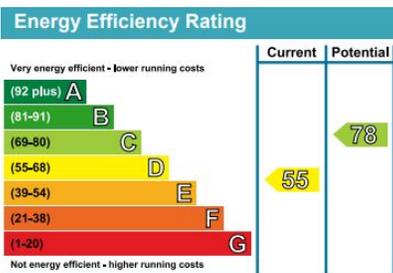
### **OUTSIDE**

Bowling Court is a beautifully kept development, with wide ranging grounds and a feeling of tranquillity despite the excellent position close to town. There are lawns surrounding the ponds and fountain, and this property has the best view of all with double doors in the bay window leading directly to the fountain.

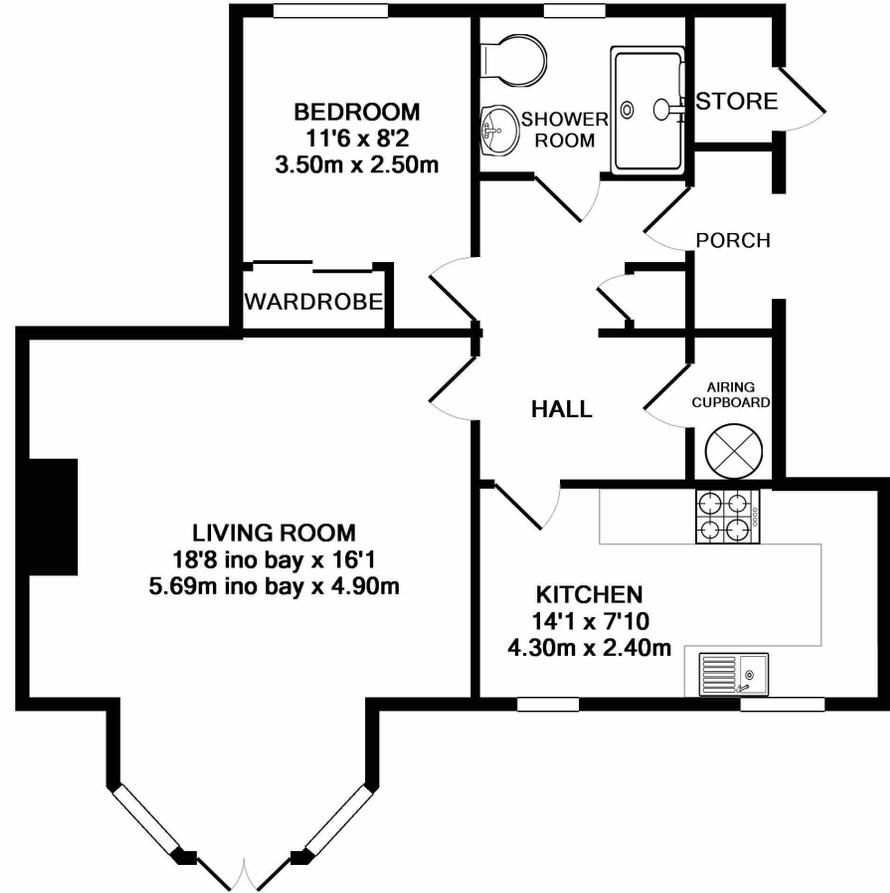


### **LOCATION**

Bowling Court is one of the most sought-after retirement developments in Henley, set just off the Fairmile and a level walk to Phyllis Court, the river, Henley Town Centre and the comprehensive shopping facilities - all within 1/2 mile. Henley has a wealth of shops, bars and restaurants, two supermarkets, cinema, theatre as well as pleasant river walks along with the railway station that provides a service to London Paddington (55 mins.).



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**TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)**  
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