

Swinnerton House, Phyllis Court Drive



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Offered to market with no onward chain, Knight Frank are pleased to present this three-bedroom, two-bathroom ground floor flat on Phyllis Court Drive.

The flat is situated in a favoured position on the estate and benefits from its own entrance and pleasing views from all rooms of the surrounding communal gardens.

The accommodation briefly comprises three bedrooms, sitting room, kitchen, bathroom, shower room and allocated garage.



Guide price: £750,000

Tenure: Leasehold: 99 years from 1962

Service charge: £3288 per annum, reviewed annually, next review due 2023

Ground rent: £18.67 per annum, reviewed annually, next review due 2023

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains gas, electricity and drainage.

The property

The front door sits to the side of the apartment building and opens into a welcoming entrance hall. At the end of the righthand branch is another door leading to the building's shared lobby. One of the three bedrooms, used by the current owners as a dining room, sits adjacent to the internal front door and overlooks the communal gardens at the rear of the property. The hall is lined with built-in storage cupboards and full-length windows.

Proceeding left from the entrance hall, the dual aspect sitting room lies at the front of the building and boasts a lovely, large bay window. This comfortable room is a good size and has an electric fireplace.



All rooms enjoy peaceful views of the communal gardens.



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SWINERTON HOUSE



The property (continued)

The galley-style kitchen is light and modern, with white gloss cabinets and dove grey composite countertops. A breakfast bar at the end of the kitchen overlooks the grounds. The kitchen hosts integrated appliances including a fridge freezer and Siemens double ovens, induction hob and extractor.

The principal bedroom sits centrally at the rear of the property and benefits from a full-pane door out onto a quiet, walled section of the communal gardens. The final bedroom lies in the corner of the property and enjoys a similar view. The shower room sits at the end of the hall next to bedroom three, and the bathroom lies between the bedrooms, along with a hall storage cupboard.

The principal bedroom opens out onto a secluded area of the gardens.





Garden and grounds

The apartment buildings of Phyllis Court Drive are attractively designed and thoughtfully laid out to offer both privacy and community for residents. The buildings are interlaced with private roads and plenty of well-maintained communal green spaces packed with mature shrubs, hedges, and trees. Visitor parking and residents' garages are easily accessible.

The property occupies a preferred position, surrounded by (and with direct access to) secluded sections of the grounds.

Situation

Phyllis Court Drive is situated just moments away from the river in the heart of Henley-on-Thames, a charming and famous riverside market town well known for its annual Royal Regatta. Local facilities are close at hand including many boutique shops, restaurants, a cinema and The Kenton Theatre. Henley's railway station is a short walk away, with connections to Reading and London Paddington. The M4 and M40 motorways are also accessible nearby.

Phyllis Court private members club is right next door, offering over 30 interest groups, including rowing, croquet, jazz, wine tasting and theatre visits. There is also a new Fitness Centre with swimming pool, gym, sauna room, exercise studio and treatment rooms.





Large windows in every room allow in plenty of light

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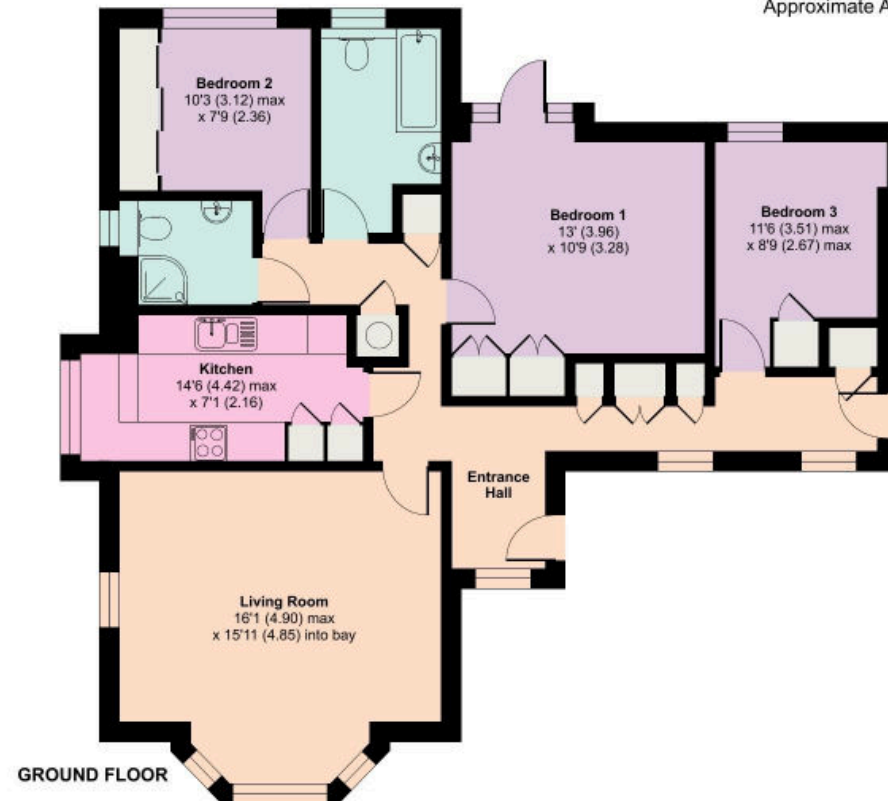


Phyllis Court Drive, Henley-on-Thames

Approximate Area = 1015 sq ft / 94.3 sq m
For identification only - Not to scale

Directions (RG9 2HU)

From the Knight Frank Henley office, turn right at the traffic lights and proceed towards the market square. Turn right again onto Bell Street, continue across the first mini roundabout, and turn right at the second onto Marlow Road. Phyllis Court Drive is on the right after approximately 100 metres. Follow the drive round to the right, where Swinnerton House will be found on the righthand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Knight Frank. REF: 921243

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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