



Phyllis Court Drive, Henley-on-Thames



A light, well-presented apartment with pleasant views

Knight Frank are pleased to offer this two/three bedroom first floor apartment that is located in the sought-after Phyllis Court Drive and benefits from an extended lease.

The apartment is situated next to Phyllis Court private members club, offering amazing recreational facilities and private moorings.



Guide price: £685,000

Tenure: Leasehold: approximately 120+ years remaining

Service charge: approximately £3300 per year

Local authority: South Oxfordshire District Council

Council tax band: F



The property

The welcoming hall leads into a spacious double-aspect sitting room, with lovely views towards Phyllis Court Club and glimpses of the river and moored boats. The well-equipped kitchen offers a range of wall and floor units and integrated appliances, also a useful breakfast bar by the window overlooking the grounds.

The spacious principal bedroom sits in the rear corner of the apartment between the second and third bedrooms, which could alternatively be used as additional living space for home working or dining.





The property (continued)

The apartment includes both a bathroom and separate shower room, each with W/C, as well as plenty of storage. Access to a small balcony and a utility cupboard shared with the other apartment on this level are also provided.

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.



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. Also a new Fitness Centre with swimming pool, gym, sauna room, exercise studio and treatment rooms.



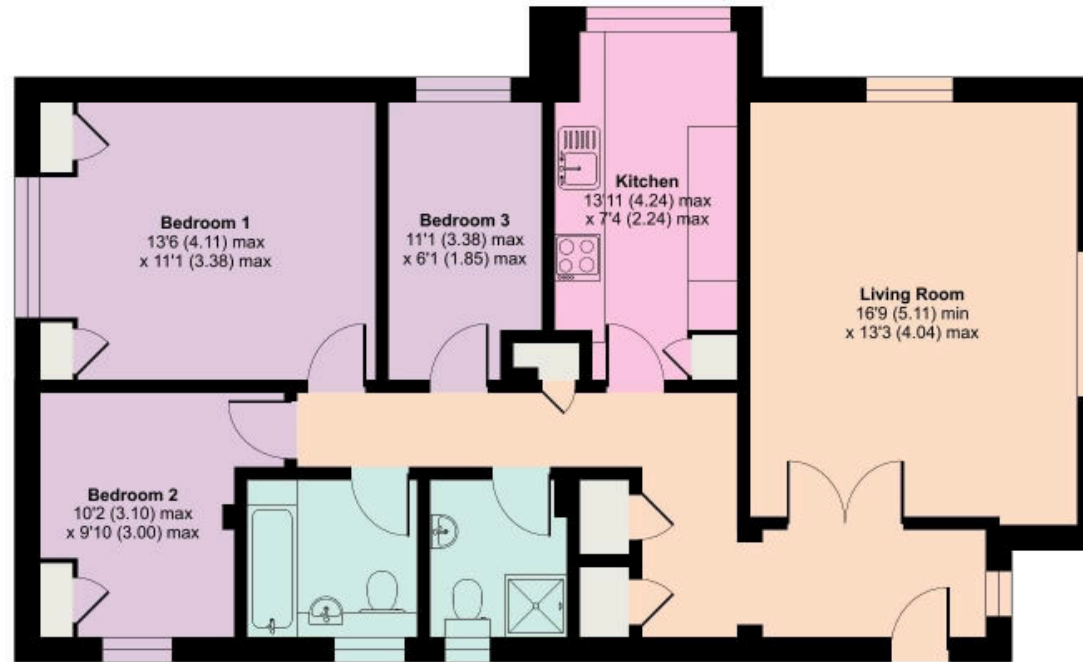
Directions (RG9 2HU)

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 to the end where Whitelock House will be found on the righthand side.

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Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



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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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