



Finlay House, Phyllis Court, Henley-on-Thames.



A ground floor apartment in a popular residential area of Henley.

Knight Frank are delighted to offer this delightful three bedroom ground floor apartment on Phyllis Court Drive.

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



Guide price: £700,000

Tenure: Leasehold: approximately 30 years remaining

Local authority: South Oxfordshire District Council

Council tax band: F

Services: All mains services.

The apartment 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 property

The apartment is reached via an attractive entrance door with porch leading into the welcoming communal hallway.

The front door enters the apartment's hallway with two very useful cupboards, one with shelving and one with a rail for hanging coats, etc. From the hallway is the second bedroom with a large picture window looking over the gardens to the rear of the property; continuing from the hallway is access to the double-aspect principal bedroom with a wide selection of fitted wardrobes, drawers and dressing table. The third bedroom also has fitted wardrobes and a pull-out single bed. Proceeding to the end of the entrance hall, the dual-aspect sitting room lies at the front of the building, boasting a lovely, large bay window. This comfortable room is a good size and has an electric fireplace. The galley-style kitchen has wooden-fitted wall and floor cabinets and black worktops. A breakfast bar at the end of the kitchen overlooks the grounds. The kitchen hosts integrated appliances, including split level oven, gas hob and extractor. There is also a freestanding fridge/freezer, dishwasher and washing machine.



The property (continued)

The apartment includes both a bathroom and separate shower room, each with W/C and situated off the hallway opposite the kitchen and third bedroom.

From the external entrance hall there is access to a utility cupboard shared with the other apartment on the ground floor, providing an area for refuse bins.



The apartment is light and spacious with large windows providing lots of natural light.




Phyllis Court Club is just a short distance from the apartment with many recreational facilities available to members.



Garden and grounds

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




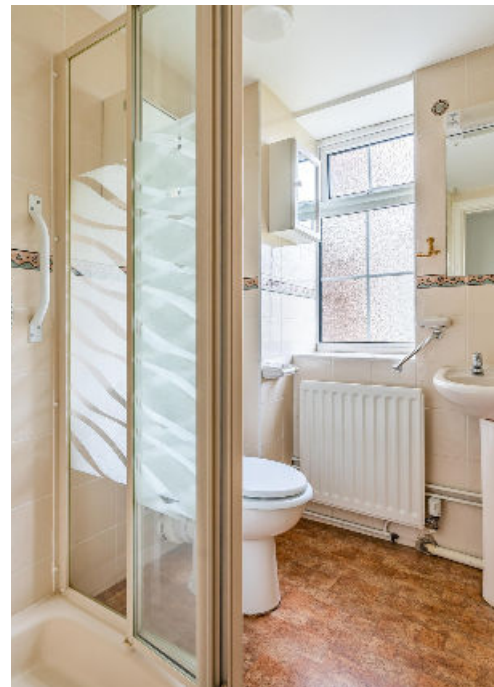
The grounds provide a wonderful and attractive space to relax and take walks.



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 known for its annual Royal Regatta. Local facilities are nearby, including many boutique shops, restaurants, a cinema, and The Kenton Theatre. Henley's railway station is a short walk, connecting to Reading and London Paddington. The M4 and M40 motorways are also accessible nearby.

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



Phyllis Court is situated on the borders of Oxfordshire, Berkshire and Buckinghamshire 5 minutes walk from the town centre of Henley on Thames.

Finlay House, Phyllis Court, Henley.

Directions (RG9 2HS)

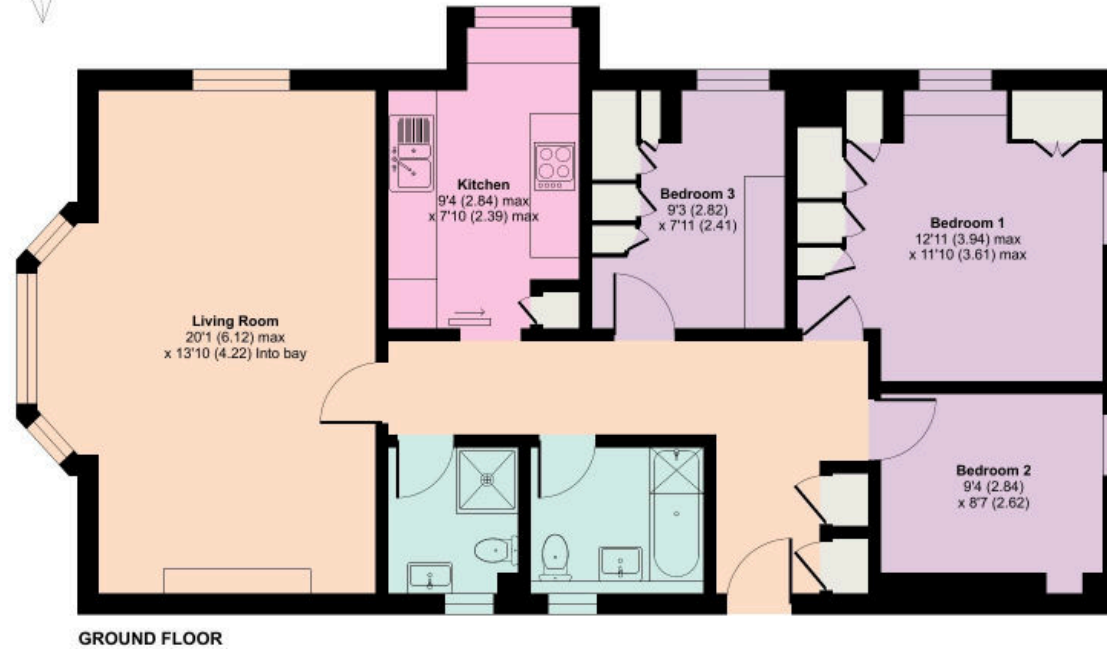
From the Knight Frank Henley office, turn right at the traffic lights and proceed towards the market square. Turn right again onto Bell Street, continue across the first mini roundabout, and turn right at the second onto Marlow Road. Phyllis Court Drive is on the right after approximately 100 metres.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

Parking is available for visitors at the entrance of the drive on the left.

Finlay House, Phyllis Court Drive, Henley-on-Thames

Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Matt Davies

01491 844903

matt.davies@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.