



Station Road, Henley-on-Thames, Oxfordshire, RG9 1AT

£900,000 *Share of Freehold*



Stunning first floor two double bedroom apartment located in the heart of Henley with a spacious balcony ideal for entertaining.

This exceptional home forms part of a unique contemporary development of just eight bright and spacious apartments. A glazed communal entrance with video security entry leads into the entrance hall, with both stairs and a lift providing access to all floors.

The apartment is accessed via a solid wood front door opening into a welcoming entrance hall with a cloaks cupboard. Double doors lead through to a beautifully bright and spacious open-plan living area, offering excellent flexibility of layout. The space is flooded with natural light from a full-height picture window and dual-aspect bi-fold doors, which open onto a generous balcony — perfect for indoor-outdoor living and entertaining.

The sleek, state-of-the-art kitchen is fitted with a range of integrated appliances and features a central island with breakfast bar. A separate utility room provides additional storage, a sink unit, and built-in washing machine and tumble dryer.

The principal bedroom benefits from bespoke fitted furniture, a picture window, and a stylish en-suite bathroom. The second double bedroom also features fitted furniture, a picture window, and an en-suite shower room. Both bedrooms enjoy direct access to a covered balcony.

Further highlights include wooden flooring throughout with gas underfloor heating, a smart home system controlling lighting, security, heating and video entry, and a secure gated allocated parking space.

KEY FEATURES

- Stunning first floor apartment located in the heart of Henley
- Two double bedrooms both with access to covered balcony
- Bespoke built in furniture to both Bedrooms
- Kitchen island/breakfast bar with integrated appliances and granite worktops
- Full height bi-fold doors opening on to spacious balcony ideal for entertaining
- Ensuite bathrooms to both Bedrooms
- Separate utility room
- Wooden floors throughout with underfloor gas heating
- Secure allocated undercover gated.

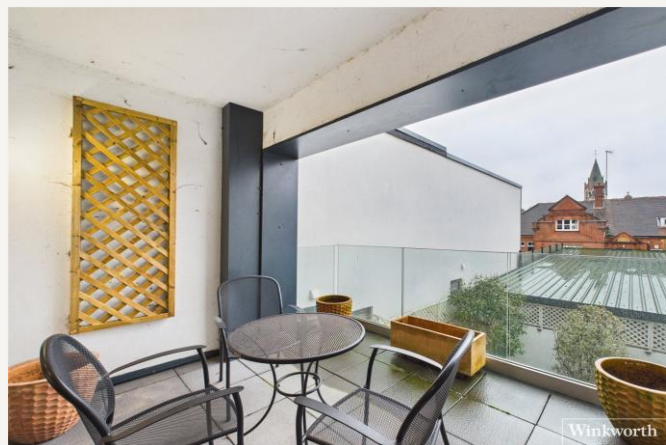
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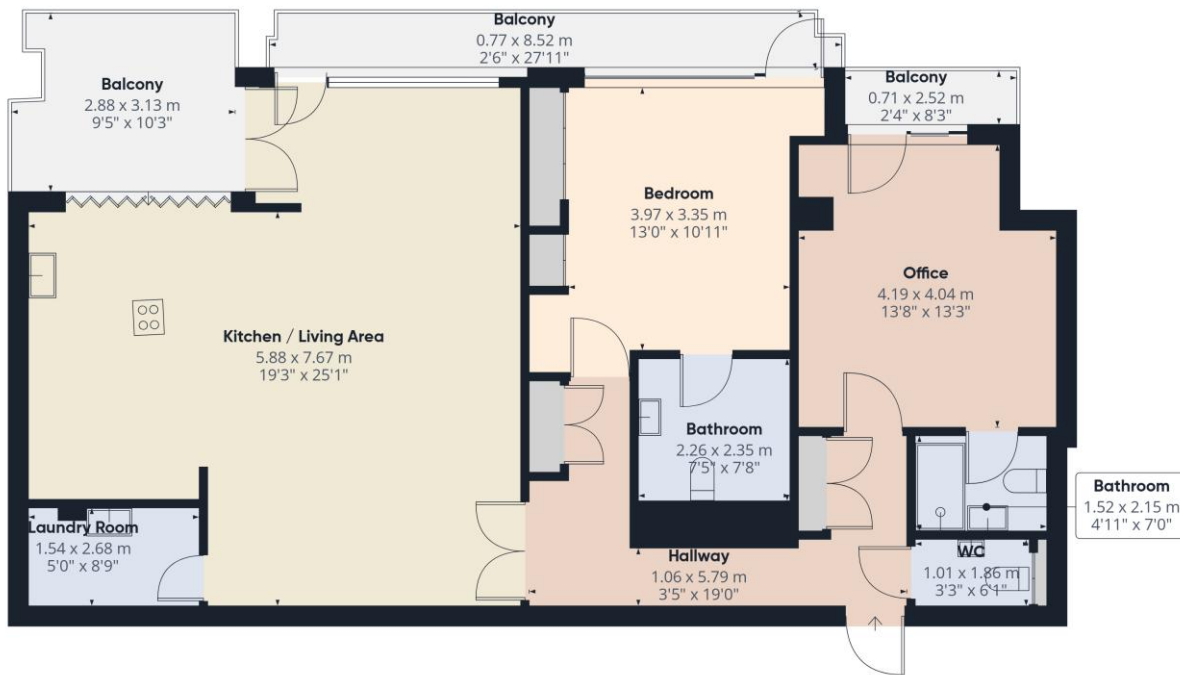
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MATERIAL INFO

Tenure: Share of Freehold
Term: 991 year and 0 months
Service Charge: £2256 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: F
EPC rating: B



Approximate total area⁽¹⁾
110.8 m²
1191 ft²

Balconies and terraces
17.1 m²
184 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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