



**Winkworth**

for every step...

**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.

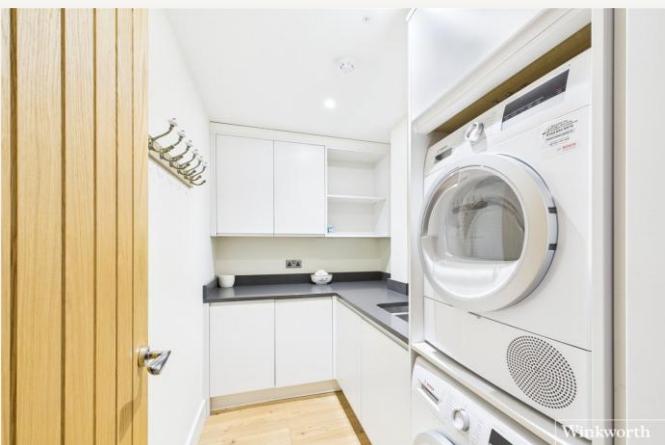
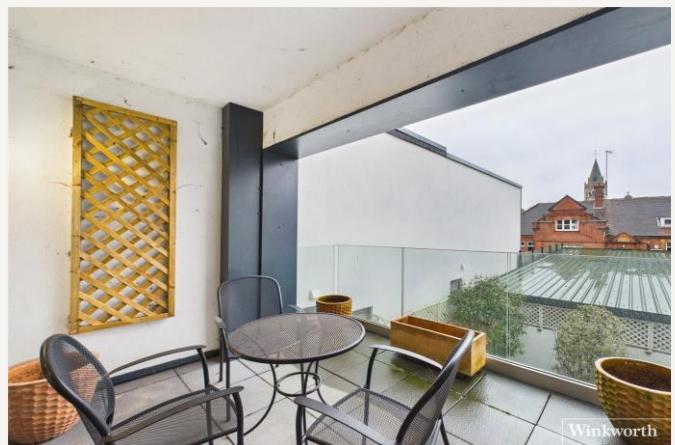
**Reading**

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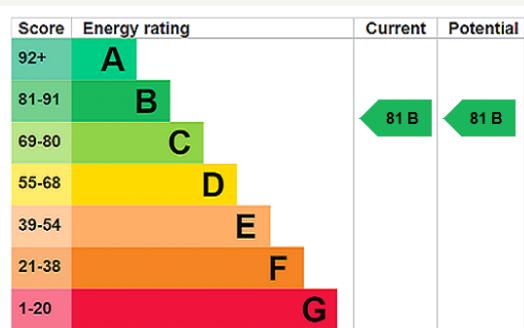
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## MATERIAL INFO

**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



<https://www.winkworth.co.uk/sale/property/REA251032>

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.

## Reading

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