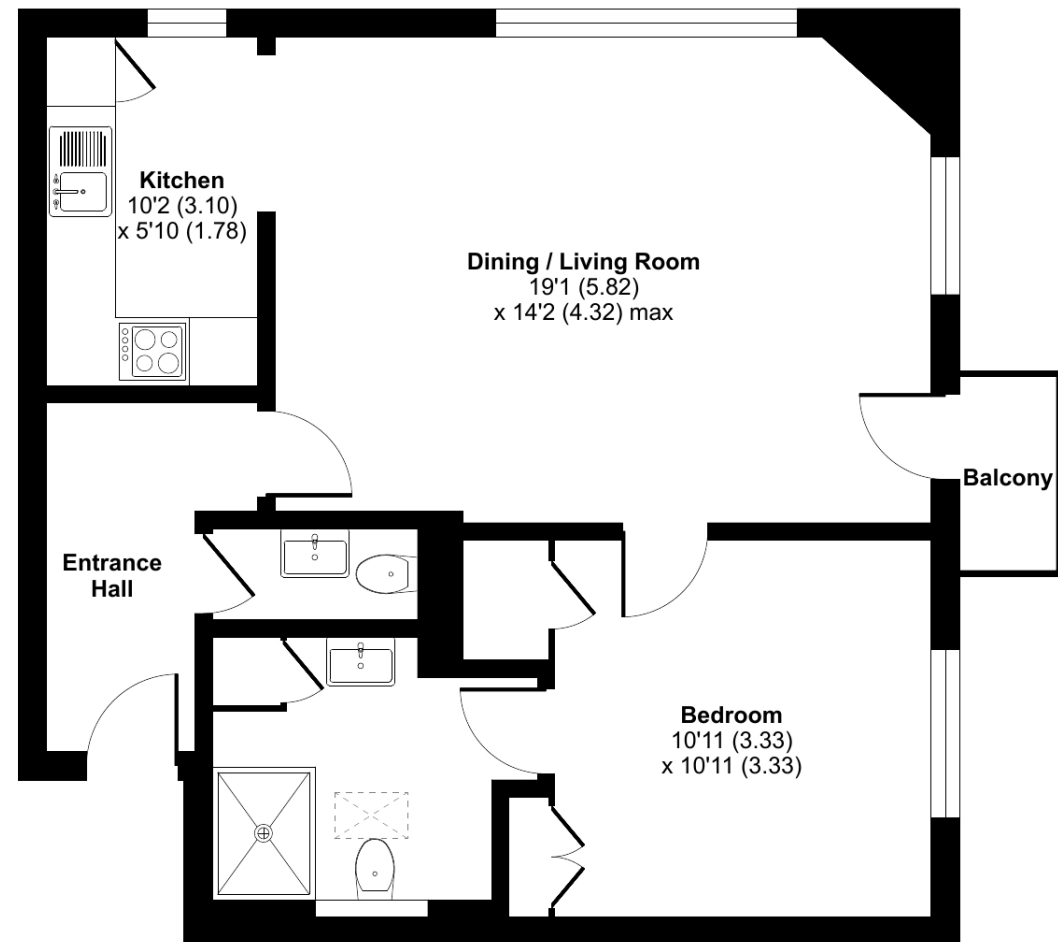


Thamesfield, Wargrave Road, Henley-on-Thames, RG9

Approximate Area = 640 sq ft / 59.4 sq m
For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Retirement Villages. REF: 1213839

Talk to the team today to find out more:

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ThamesfieldVillageSales@retirementvillages.co.uk

Thamesfield Retirement Village
Henley-on-Thames
Oxfordshire
RG9 2LX



Thamesfield

RETIREMENT
VILLAGES

*Perfect for those looking to keep
the body and mind active*



12 Avon

*Welcome to this one bedroom
modernised first-floor apartment, a
perfect blend of style, comfort, and
practicality, set within our
retirement community.*

£5,500
Monthly inclusive charge



1 Bedrooms



1 Bathrooms



Apartment

Key features:

- **Fully inclusive of service charges and utilities**
- **En suite wet room**
- **Spacious living room**
- **EPC Rating: C**



Recently updated with contemporary finishes, this one bedroom apartment offers a fresh and inviting living space tailored for your comfort and ease. The apartment features a spacious, light-filled living area with a balcony and electric fire, creating a warm and welcoming atmosphere. The updated kitchen is complete with integrated appliances including a slimline dishwasher, eye level oven, electric hob and washer dryer. The bedroom is designed with comfort in mind, while the newly refurbished en suite wet room combines modern fixtures with practical accessible walk in shower for peace of mind.

Experience the best of retirement living in this thoughtfully updated home. Retirement Village, nestled by Henley-on-Thames' riverbanks, features a 19th-century mansion amid three acres of lush gardens, exuding opulence. We take pride in being a small intimate community where residents partake in activities such as croquet, play readings, quizzes, films, and excursions. All our properties are conveniently accessible within the main building granting easy access to the riverfront restaurant, bar and decking area. A bridge stroll leads to Henley's historic town, and a bus outside provides access to amenities. Alternatively, an onsite restaurant is perfect for entertaining guests. Weekly services include an hour of cleaning, bed linen laundry, round-the-clock assistance, morning coffee, and afternoon tea. The village covers heating, water, and electricity costs for apartments and communal spaces, creating a convenient and luxurious retirement experience.

Thamesfield is perfect for those looking to keep the diary full and body and mind active.

Packed full of amenities and features:

- **Fantastic grounds and riverside location**
- **Converted Victorian country house**
- **Great transport links into London**
- **A packed calendar of resident events**
- **River facing lounge**
- **Pets are more than welcome!**

Located on the edge of the beautiful and historic town of Henley-Up-on-Thames. Great local facilities are just a short walk away along with lots of small, independent shops and restaurants as well as the usual high street names. Reading and Windsor are easily accessible if you need to head into a busier setting. London, with all the culture it has to offer, can be reach in under an hour from the local train station.

