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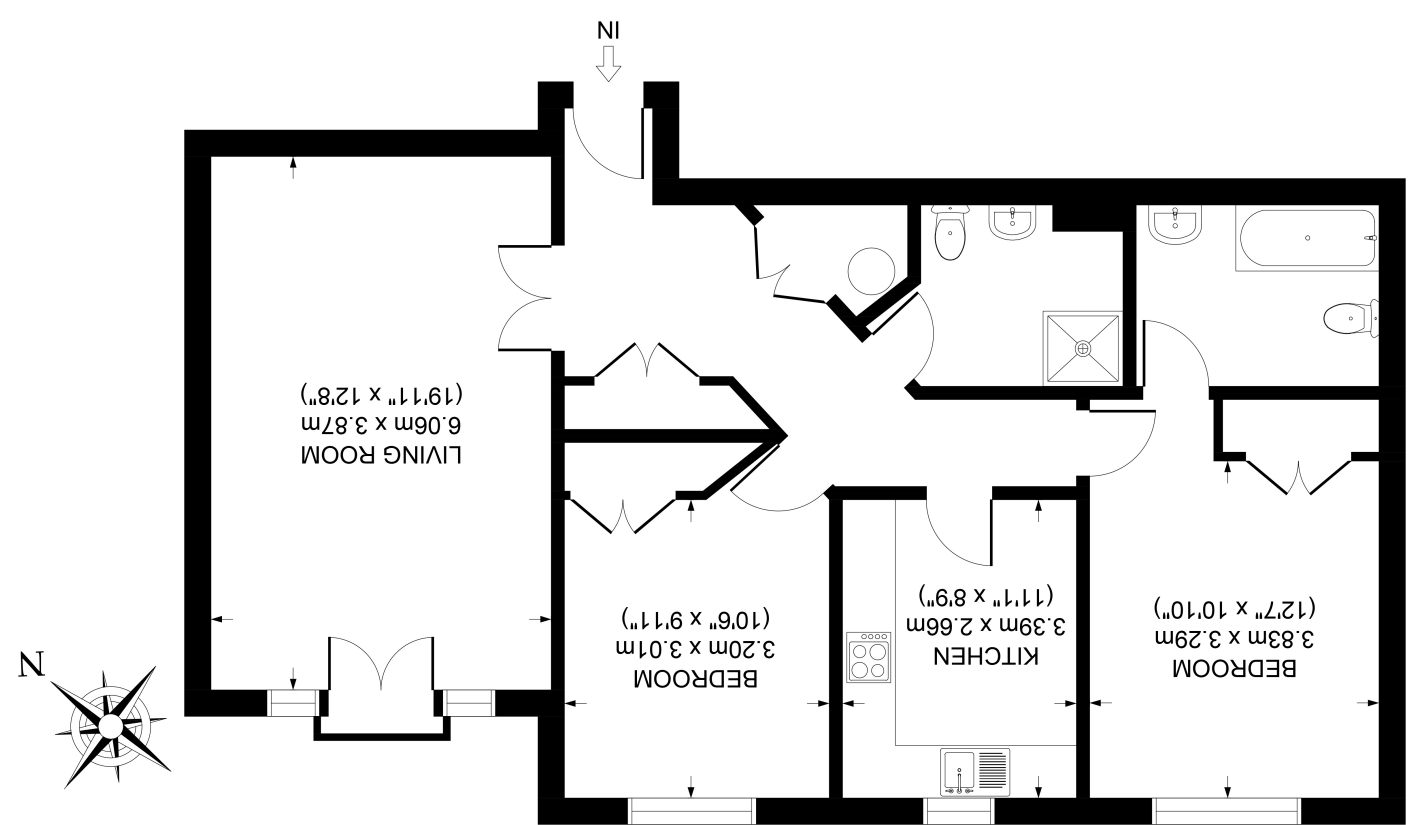
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT / 88 SQ M
 12 OAKFIELD CLOSE

GROSS INTERNAL FLOOR AREA 946 SQ FT



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (39-48)
	E (29-38)
	F (13-28)
Not energy efficient - higher running costs	G (1-12)
Current	81
Potential	83

England, Scotland & Wales
 EPC
 2008/1/10



12 Oakfield Close | Amersham | Buckinghamshire | HP6 5TA

£585,000

JOHN NASH & CO.

Two Bedroom/Two Bathroom First Floor Flat with Lift | Garage | Short Level Walk of Town Centre and Train Station | Walking Distance of Dr Challoner's Grammar School | Long Lease | NO CHAIN



This first floor luxury apartment was built by Berkeley Homes 27 years ago to a high standard of specification in this central sought-after location. The kitchen and bathroom are now in need of upgrading, with this keen price reflecting this. The property offers bright and spacious accommodation having a South/Westerly aspect, with the accommodation consisting of: communal hall with lift, entrance hall, sitting room, kitchen/breakfast, two bedrooms, two bathrooms and a garage in a separate block. NO ONWARD CHAIN.

Communal Entrance Hall

Staircase and lift to first floor, video entry system.

Entrance Hall

Large double built-in store cupboard with shelving, linen cupboard with hot water cylinder, video entry door receiver, wall thermostat, double doors to:

Sitting Room

Two radiators, three wall light points, TV and BT points, glazed double doors with Juliet balcony.

Kitchen/Breakfast Room

Single drainer stainless steel sink unit set in laminate surround with cupboards and drawers below and plumbing for washing machine, worktop extends to incorporate four ring gas hob unit with oven below and extractor fan over, range of wall and floor cupboards, integrated fridge/freezer, radiator, cupboard housing gas fired boiler, ceramic tiled floor, part tiled walls, TV and BT point, recessed downlights.

Master Suite Bedroom 1

Double built-in wardrobe cupboard, radiator, video entry door receiver, TV and BT point, door to:

En Suite Bathroom

Tiled panelled bath with mixer taps and hand shower attachment, WC, wash hand basin, half tiled walls, radiator, downlights, fitted mirror and shaver point.

Bedroom 2

Double built-in wardrobe cupboard, radiator, TV and BT point.

Shower Room

Fully tiled shower stall with Perspex door, WC, wash hand basin with cupboard below, half tiled walls, tiled recess with worktop and space for tumble dryer, wall cupboard, radiator, downlights.

OUTSIDE

Communal gardens.

Single garage in separate block.

Terms

Tenure: Leasehold 999 years from 1st August 1996
Maintenance Charge: £1650.00 per six months
Council Tax: Band F £3,216.04 2023/2024

Location

Amersham is a popular town offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to London. The motorways of the M25, M40 are easily accessible. Schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer and Boots together with a selection of restaurants.

