



Oakfield Close

Amersham, Bucks, HP6

binks
estate agent

{ The Particulars

Oakfield Close
Amersham, Bucks, HP6

Guide Price: £575,000
Leasehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Receptions**

Features

- Central Amersham location
- Top floor apartment
- Hallway with storage
- Living room
- Fitted kitchen
- Two double bedrooms
- Bathroom and en-suite
- Allocated parking
- Chain free
- EPC: C

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The Property

Situated in a sought-after location in central Amersham, this bright and spacious two-bedroom top floor apartment offers convenience and comfort. Accessed via well-maintained communal areas featuring both stairs and a lift, as well as a secure Entryphone system, this property is perfect for those seeking a peaceful yet accessible lifestyle.

There is a generous hallway with ample storage space, leading to a west-facing living room. The fitted kitchen is equipped with built-in appliances and offers room for a dining table, making it ideal for both casual meals and entertaining.

Both double bedrooms are thoughtfully designed with built-in wardrobes, providing plenty of storage. The main bedroom benefits from an en-suite bathroom featuring both a bath and a separate shower cubicle, while the family bathroom adds further convenience.

Additional highlights include an allocated parking space, ensuring hassle-free parking in this prime location.

This apartment combines practicality with comfort and is just a short stroll away from Amersham's amenities.

{ Top floor apartment in a popular close in a central Amersham location close to amenities. The property has a living room, fitted kitchen, two double bedrooms, family bathroom and en-suite. There is allocated and visitors parking. Lift and stairs to all floors, offered to the market chain free.

Location

Amersham on the Hill is a thriving town with an excellent range of high street shops, cafes and restaurants.

The more historic Old Town enjoys more restaurants, exclusive boutiques and gastro pubs. Amersham is well known and sought after for its excellent schooling in both the public and private sector. In particular Dr Challoner's Grammar School for Boys, with the girl's school in nearby Little Chalfont.

There is a wide range of community and social amenities including a library, two doctor's surgeries, dentists and the Chiltern Lifestyle Centre with gym and swimming pool.

The Metropolitan/Chiltern Line station offers frequent and fast services into central London. The Motorway network is also easily accessible with M25 and M40 junctions being only a few miles distant.

Lease: 999 years from August 1996

Costs

Council Tax: Buckinghamshire Council – Band F -
£3,377.65 (for the period 2024-2025)

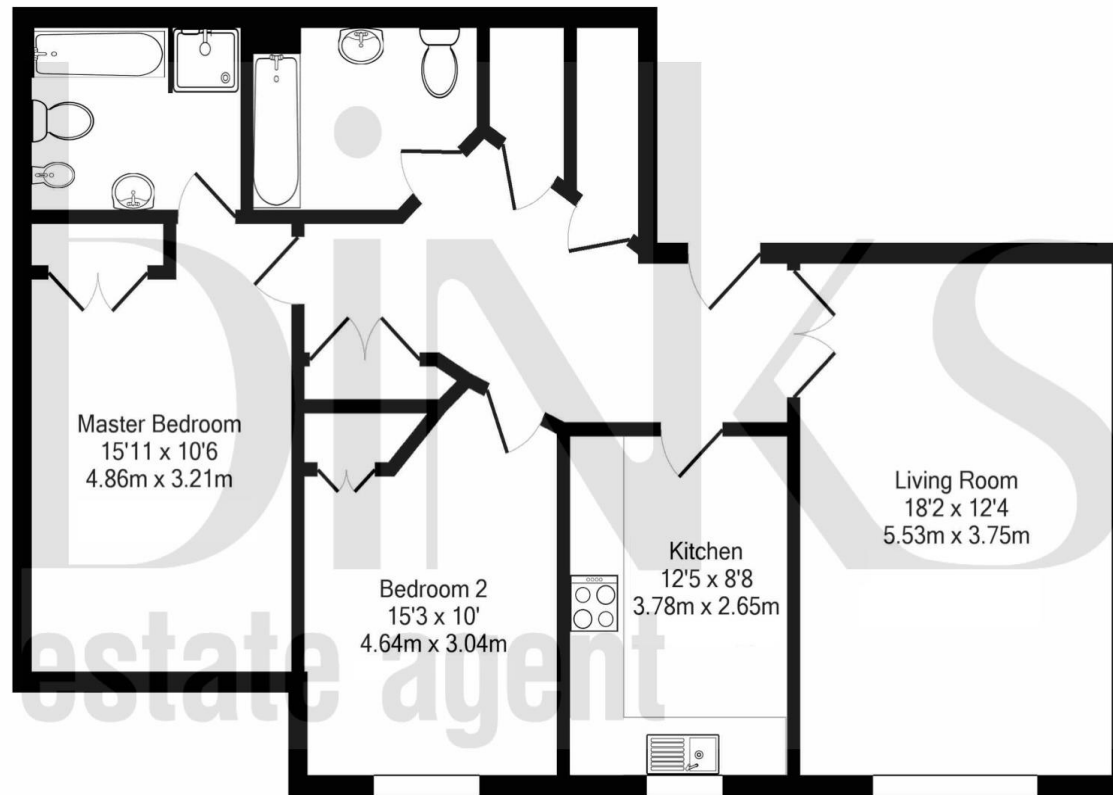
Service Charge: £3,426.12 PA (2024)

Ground Rent: £100 PA

Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Approx. Gross Internal Area

84 Sq M – 901 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

