



## Oakfield Close

*Amersham, Bucks, HP6*

**binks**  
estate agent

# { The Particulars

Oakfield Close  
Amersham, Bucks, HP6

**Guide Price: £695,000**  
Leasehold

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

## Features

- First floor apartment,
- Well presented,
- Three bedrooms,
- Recently re-fitted modern kitchen with Neff appliances,
- Family shower room and en-suite bathroom,
- Convenient location for Station and shops,
- Allocated Parking Space,
- Lift and stairs to all floors,
- Chain Free | Gas Central Heating,
- EPC: B

## Binks Estate Agents

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## The Property

This first-floor apartment is just a short stroll from Amersham Station and local shops offering the perfect blend of convenience and contemporary living.

Well-presented throughout, the property has spacious and versatile accommodation, thoughtfully designed for modern living.

There is an entrance hallway featuring an Entryphone system and ample storage space.

The dual aspect sitting room is generously proportioned, offering a warm and inviting space to relax or entertain.

The property has a stylish kitchen/breakfast room: re-fitted with sleek modern units, quality worktops, and a range of integrated Neff appliances.

There are three versatile bedrooms, the main bedroom includes built-in wardrobes and an en-suite bathroom with both a bath and a separate shower cubicle. The second bedroom also features built-in wardrobes, while the third bedroom offers flexibility as a guest room, home office, or dining area.

Additionally, the apartment has a contemporary family shower room with fully tiled walls and a large, modern shower cubicle.

Externally there are well maintained communal gardens and the property also comes with an allocated parking space, with additional parking available for residents.

{ First floor apartment in a popular central Amersham on the Hill location. One of the larger apartments in the block, the property is very well presented with the flexibility of up to three bedrooms, fitted kitchen/breakfast room, sitting room, en-suite bathroom and family shower room. There are communal gardens and residents parking. **Offered to 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 1 August 1996

## Costs

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

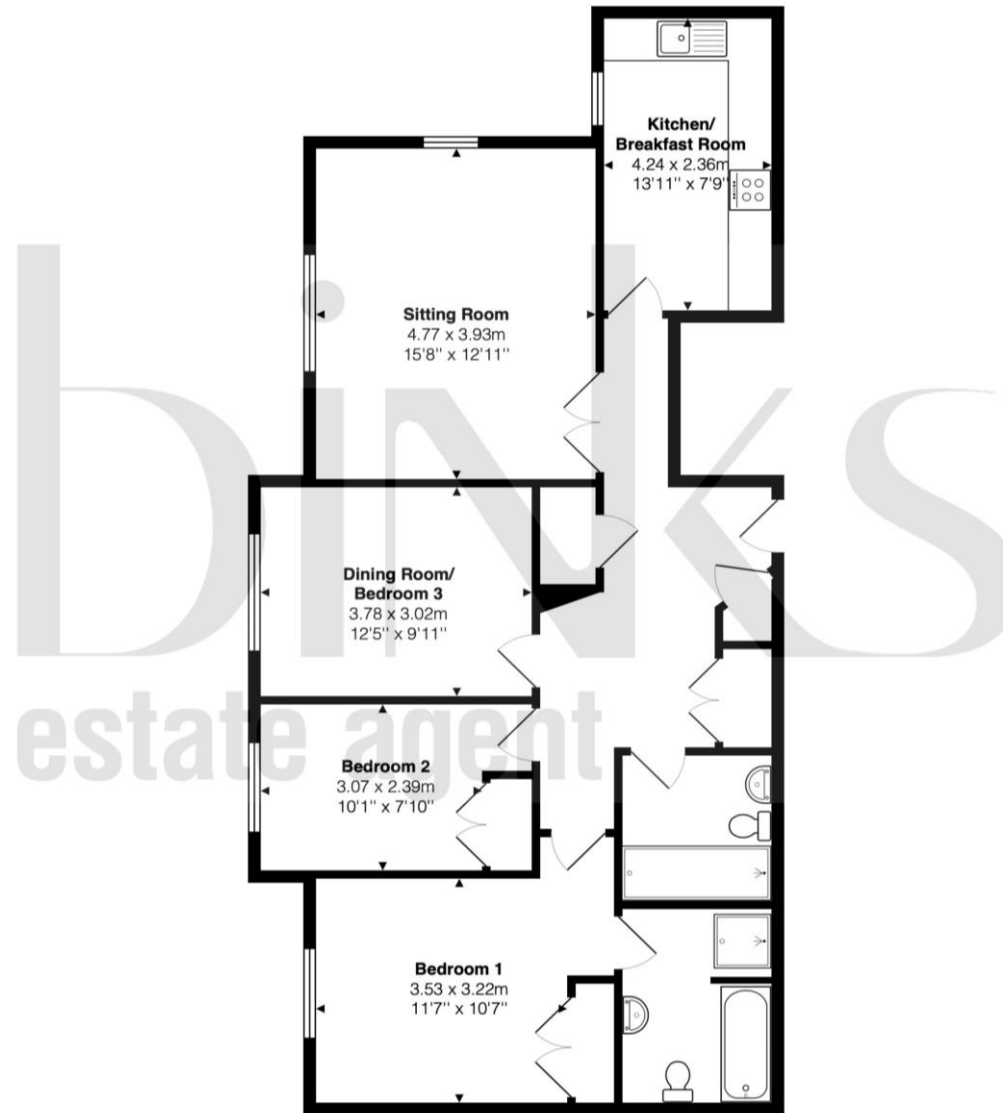
**Service Charge:** £3,426.12 PA (2024)

**Ground Rent:** £100 PA

# Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Approx. Gross Internal Area

89 sq m – 959 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.

