



Farm Place
Berkhamsted

Offers In Excess Of £250,000

private bridge to front door | entrance hall | living/dining room | balcony | kitchen | double bedroom | bathroom | large loft for storage | parking for residents & visitors

A generous one double bedroom first floor apartment in this attractive purpose-built development, situated a short level walk from High Street amenities and just over a mile from the station.

Accommodation includes a spacious dual aspect living/dining room with balcony, opening through to the modern well-appointed kitchen. Located off the entrance hall, the double bedroom features excellent fitted storage and is served by the family bathroom.

Outside, the development offers ample parking for residents and visitors. There is also useful communal bike storage available.

Benefitting from a long lease and low service charge, this well presented home is ideal for first time buyers or investors.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band C (Dacorum).

Tenure

Lease: 125 years from 2015
Service Charge: £125 per half year
Ground Rent: £10 per annum

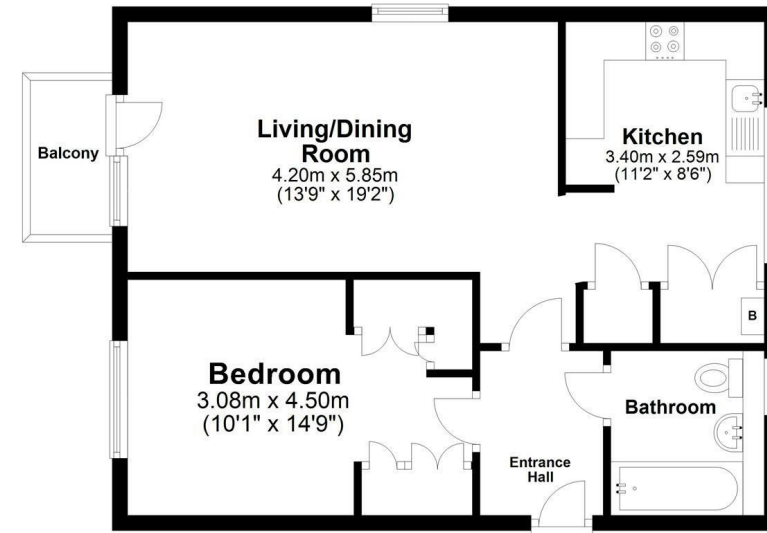
Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Floor Plan

Approx. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 53.5 sq. metres (576.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | 84 | 86 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | EU Directive 2002/91/EC | | |

Relax... you're with Oakleys

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