



Sheldon Lodge
Berkhamsted

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Guide Price £289,950

entrance hall | living/dining room | kitchen | double bedroom | shower room | lift access
| communal residents' lounge and gardens | parking

LUXURY RETIREMENT APARTMENT. A beautifully presented one bedroom second floor apartment with lift access and residents' lounge, ideally located within a short, level walk of the town centre. Set within beautiful communal grounds, Sheldon Lodge is a purpose built retirement development constructed to a high specification.

Accessed from the private entrance hall, the spacious living/dining room benefits from a Juliet balcony, enjoying attractive outlooks and allowing plenty of natural light to flood the room. Adjoining the living room is a well-fitted modern kitchen with a range of wall and base units, contrasting work surfaces and integrated appliances. The double bedroom is generously proportioned and also enjoys pleasant views. The modern shower room is well appointed with a large walk in shower enclosure, vanity wash basin and WC.

Residents have use of a number of communal facilities including attractive landscaped gardens, a residents' lounge, laundry room and wellbeing treatment suite. A Guest Suite is available for friends and family to stay in. For added reassurance there is a secure camera entry system and a 24-hour emergency careline service. The apartment also benefits from residents' parking.

Sheldon Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Tenure

Leasehold

Years remaining: 114

Service charge: £3571.14 per year

Ground rent: £718.40 per year

Services

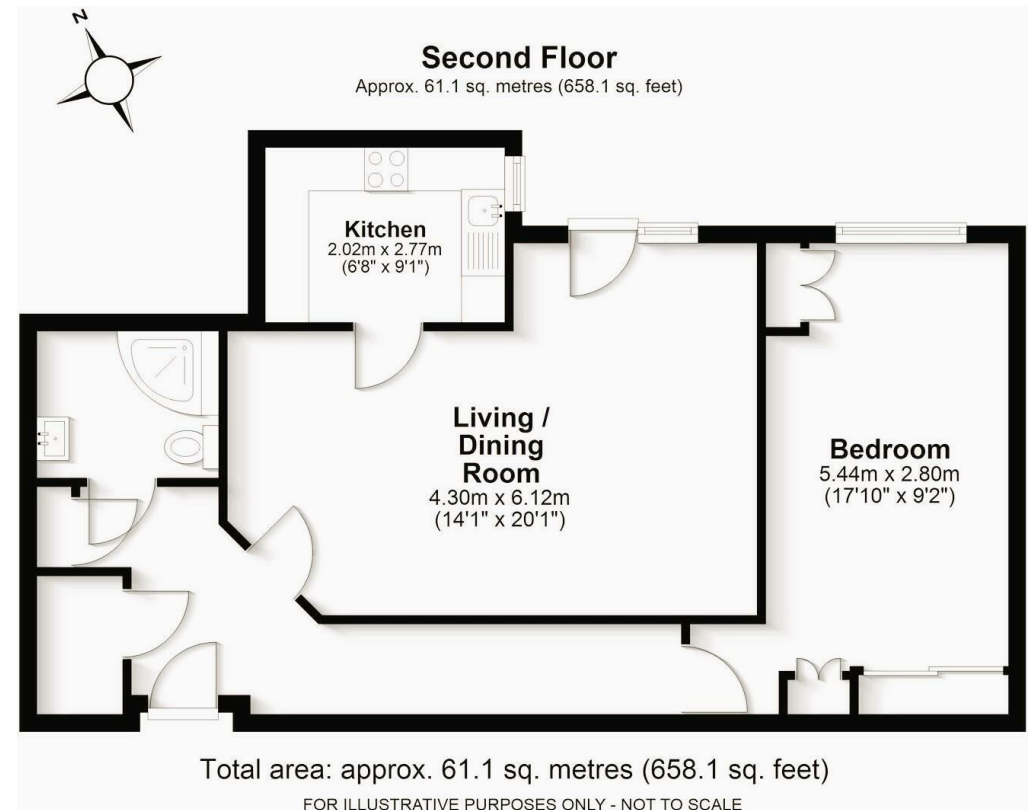
Mains water, electricity and drainage.

Council tax band C (Dacorum).

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.



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



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