



Sheldon Lodge
Berkhamsted

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Guide Price £299,950

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

LUXURY RETIREMENT APARTMENT. A spacious one bedroom apartment with lift access and residents' lounge, conveniently situated just a short level walk from 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, a generous lounge/dining room includes a feature fireplace as a focal point, whilst a glazed door opens to a Juliet balcony with views over the communal garden. The separate modern kitchen includes white cabinetry with contrasting worktops and integrated oven and ceramic hob. Accommodation is completed by a spacious bedroom benefitting from fitted wardrobes, and a modern shower room.

The site includes an owners' lounge, attractive communal gardens, parking, laundry room, wellbeing treatment suite, and a guest suite for visitors. For peace of mind there is a secure camera entry system and 24 hour Careline available in case of an emergency.

Services

Mains water, electricity and drainage. Council tax band C (Dacorum).

Tenure

Lease: 125 years from 2015

Management charge: £4,078.14 pa (year ending 31st May 2024)

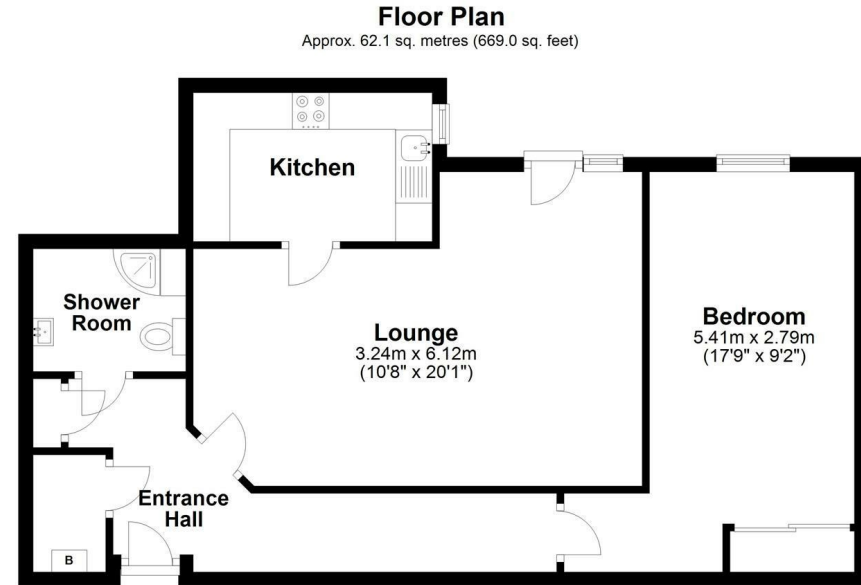
Ground rent: £718.40 pa (to be reviewed May 2029)

Owners of the lease are required to pay an exit fee on the resale of the property, which is a percentage of the sale value, as defined in the lease, of 1% on completion, which contributes towards the longer term maintenance and sinking fund.

Situation

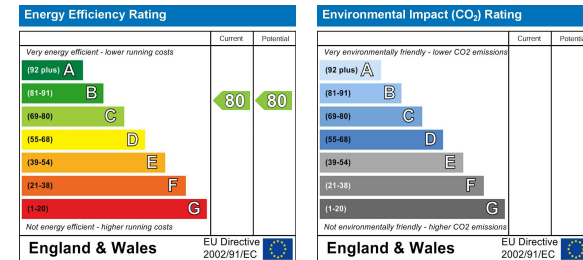
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. The A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service to London (Euston).

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.



Total area: approx. 62.1 sq. metres (669.0 sq. feet)

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



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