



Tudor Orchard
Northchurch

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Offers In Excess Of £285,000

entrance hall | living/dining room | kitchen | two bedrooms | family bathroom | communal gardens | off-road parking | NO CHAIN

A light and airy two bedroom first floor apartment benefitting from off-road parking and perfectly placed for accessing excellent local amenities.

Offering modern finishes throughout, this beautifully presented property includes a spacious living/dining room opening through to a well appointed kitchen. Contemporary kitchen cabinetry comes with integrated oven, hob and extractor.

The hallway offers useful built-in storage, and provides access to the two bedrooms and the generous family bathroom.

Outside, the property enjoys lawned communal gardens to the rear. There is also the benefit of off-road parking, accessed via Seymour Road/Applecroft.

Services

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

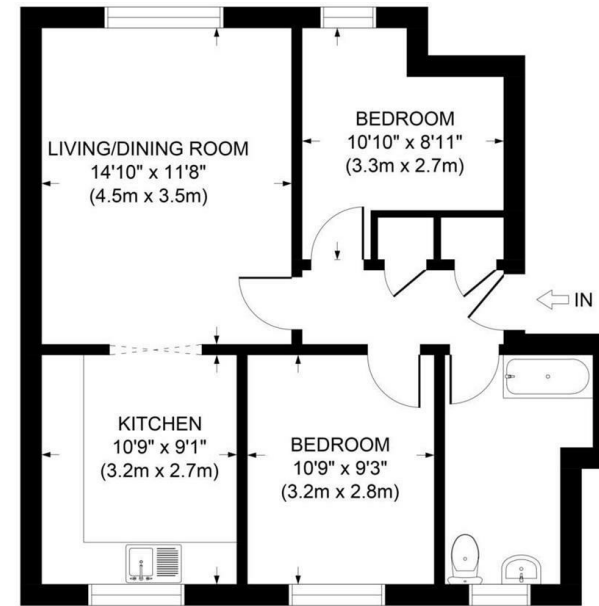
Tenure

Lease: 189 years from 25 March 1986
Service charge: £1,963.58 per annum (includes ground rent)

Situation

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, Berkhamsted's mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

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.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M / 586 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 54 SQ M / 586 SQ FT

Energy Efficiency Rating		Current	Potential	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			
EU Directive 2002/91/EC		76	76	EU Directive 2002/91/EC			
England & Wales				England & Wales			

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