

Sheldon Way
Berkhamsted

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Asking Price £185,000

entrance hall | kitchen/dining/living room | balcony | two bedrooms | family bathroom | allocated parking

50% SHARED OWNERSHIP. A modern two bedroom first floor apartment with open-plan layout, balcony and allocated parking, conveniently situated for accessing the town centre.

Well-presented accommodation includes a generous dual-aspect kitchen/dining/living room which benefits from a private balcony. High-gloss kitchen cabinetry comes with oven, hob, fridge/freezer, and dishwasher.

Two good-sized bedrooms are served by the modern family bathroom.

Outside, there is an allocated parking space and shared bike storage, plus attractive communal grounds. Shops and restaurants are within easy reach, while the nearby canal offers a scenic walking route to the station.

NB. Buyers must meet the eligibility criteria for shared ownership. Further information can be found at www.homereach.org.uk/general-eligibility.

Services

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

Tenure

50% shared ownership. £465.33 rent payable per month.

Leasehold: 150 years from 1st June 2007

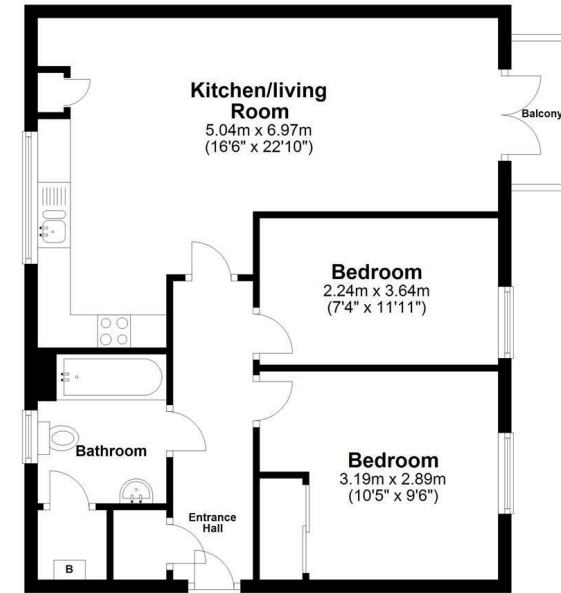
Service charge: £188.90 per month

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 the 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. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 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		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		83	83	EU Directive 2002/91/EC			
England & Wales				England & Wales			

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