

## Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Guide Price £650,000



A very well presented ground floor apartment with direct access to the communal garden, ideally situated in the heart of Amersham within striking distance of the station, shops, restaurants and amenities of the town centre. With the benefit of no onward chain this delightful apartment offers bright and airy versatile accommodation approaching 1,050sq. ft. comprising: entrance hall with two cupboards, 15ft sitting dining room with turret and double doors to the communal garden, kitchen breakfast room with integrated appliances, principal bedroom with fitted wardrobes and ensuite bathroom, two further double bedrooms (one of which is being used as a snug), and a separate stylish shower room. Externally, the property benefits from secure entry phone system, beautifully maintained communal gardens and an allocated parking space. CHAIN FREE. EPC Rating C

8 Hill Avenue, Amersham, HP6 5BW

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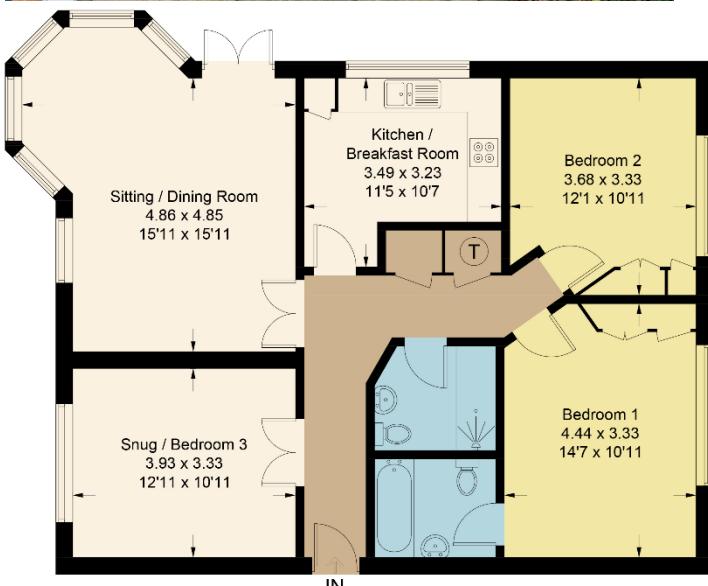
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## 21 Oakfield Close, Amersham, HP6 5TA

Approximate Gross Internal Area = 97.6 sq m / 1,050 sq ft

### MATERIAL INFORMATION

**COUNCIL TAX:** Band F

**TENURE:** Leasehold

**LEASE:** 999 years from 1 August 1996

**GROUND RENT:** £100.00 per annum

**SERVICE CHARGE:** £1,719.37

01 January 2026 to 30 June 2026



Parking  
Space  
(No 21)

(Not Shown In Actual  
Location / Orientation)

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