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High Street, Berkhamsted, HP4 1AD

Offers Over £400,000 Leasehold



A fantastic opportunity to purchase a bright and spacious three bedroom duplex apartment in Berkhamsted's vibrant town centre, with the advantage of a balcony, a sunny south facing roof terrace and two parking spaces. There are wood floors throughout and all of the windows are double glazed and fitted with plantation shutters.

The property is approached from the rear with steps rising up to the roof terrace at first floor level. The front door opens into an entrance hall which has a large under stair storage cupboard. The kitchen is fitted with smart high gloss units comprising an extensive range of cupboards and drawers. There are integrated appliances which include a dishwasher, fridge/freezer, washing machine and a fitted fan oven with extractor hood and an induction hob.

The spacious sitting room has French doors leading out onto the balcony at the front and has plenty of room for a table and chairs, as well as potted plants.

The staircase from the hall rises to a landing which has an airing cupboard, plus further storage and gives access to the three bedrooms and the family bathroom.

The bathroom is fitted with a white suite and has fully tiled walls. There is a panelled bath with a fitted thermostatically controlled shower with monsoon shower head, low level W.C., with concealed flush and a wash hand basin.

Immediately at the rear of the apartment there is a spacious South facing roof terrace which has a storage shed and a large wood planter with a trellis top, providing screening from the neighbouring apartment. There is scope to create a very attractive setting in which to enjoy the sunshine there being room for numerous potted plants and a table and chairs.

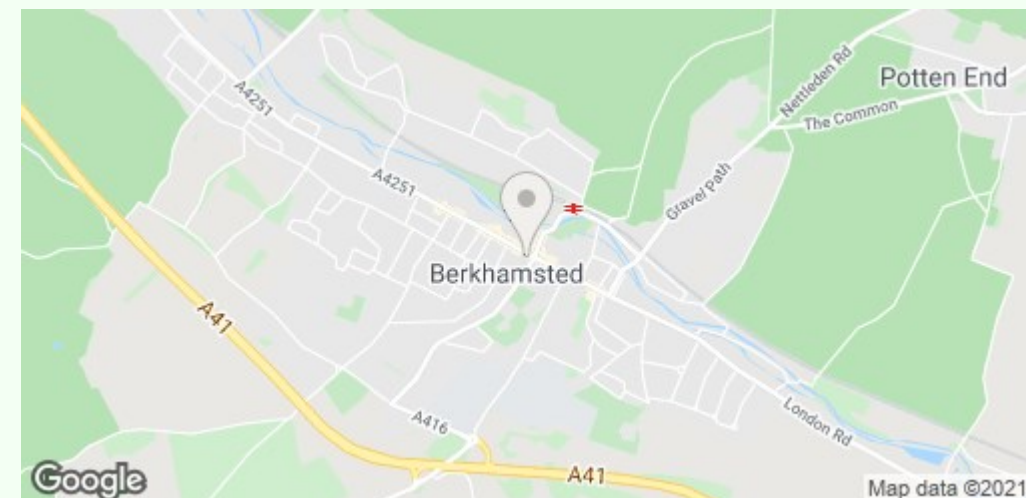
THERE ARE TWO ALLOCATED PARKING SPACES AT THE REAR.

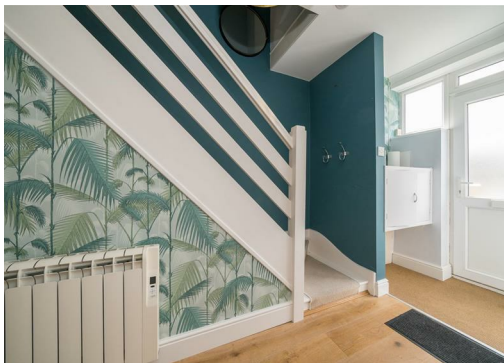
LEASE - 115 years remaining.

DIRECTIONS

From the central crossroads in Berkhamsted proceed a short distance along the high street and turn left into Elm Grove. The property can be found on the right hand side.

■ SUPERB TOWN CENTRE APARTMENT ■ BRIGHT AND SPACIOUS ACCOMMODATION ■ SITTING/DINING ROOM WITH DOORS ONTO BALCONY ■ FITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES ■ THREE BEDROOMS ■ FAMILY BATHROOM ■ SOUTH FACING ROOF TERRACE AND FRONT FACING BALCONY ■ TWO ALLOCATED PARKING SPACES ■ DOUBLE GLAZING AND FITTED SHUTTERS ■ NO UPPER CHAIN





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 sq. feet)

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

VIEWING

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating

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