



**Pheasant Close, BERKHAMSTED HP4 2HQ**



Step into a spacious and welcoming entrance hall area before entering an open plan, naturally bright open plan living/ kitchen area featuring large windows and modern flooring. The modern kitchen offers ample storage and integrated appliances. The bedroom is also of a very good size with plenty of space for a large double bed and other bedroom furnishings. Outside the apartment there is also a very practical bike storage which is allocated to the property and plenty of communal parking for residents and guests.





## welcome to Pheasant Close, Berkhamsted

- One Double Bedroom
- First Floor Apartment
- Excellent Condition Throughout
- Spacious Open Plan
- Modern Bathroom
- Residents Parking
- Chain Free

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This charming one double bedroom, first floor flat offers space and contemporary living conveniently located only 0.5miles from Berkhamsted Train Station and being sold CHAIN FREE

### Living Room

12' 1" max x 15' 4" max ( 3.68m max x 4.67m max )

### Kitchen

7' max x 9' 9" max ( 2.13m max x 2.97m max )

### Bedroom

9' max x 13' 5" max ( 2.74m max x 4.09m max )

### Bathroom

7' 1" max x 10' max ( 2.16m max x 3.05m max )



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £230,000

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Property Reference:  
BKH102778- 0004

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