



**Sheldon Lodge High Street, Berkhamsted HP4 1FP**



A welcoming entrance through the residents social lounge takes you to the stairs or elevator to the first floor. The accommodation of this beautifully presented apartment comprises an entrance hall, lounge and dining area, modern fitted kitchen with integrated appliances, spacious and bright double bedroom with fitted wardrobes and a newly fitted shower room. The residents Lounge offers direct access into a patio area with landscaped gardens to enjoy social events or quiet reading time. Sheldon Lodge offers a Guest Suite as well as a communal laundry room. The lodge manager is also available five day per week.





## welcome to Sheldon Lodge High Street, Berkhamsted

- CHAIN FREE
- IMMACULATELY PRESENTED
- RETIREMENT APARTMENT
- CLOSE TO BERKHAMSTED HIGH STREET
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £295,000

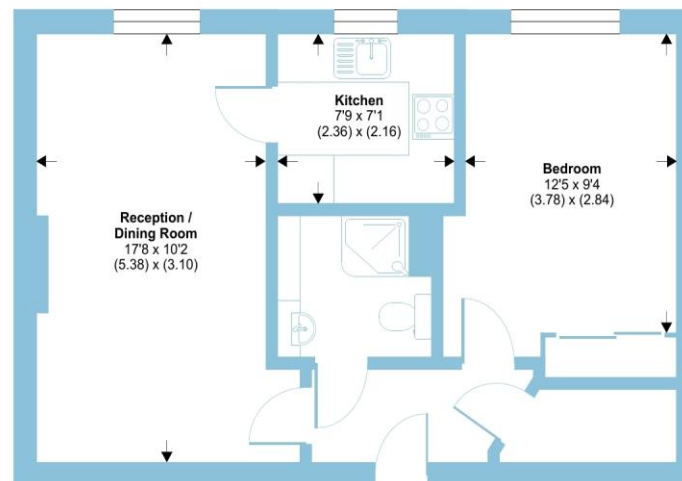
Offered CHAIN FREE a bright and immaculate first floor retirement apartment available in the popular Sheldon Lodge development and located on "the flat" just a short walk from Berkhamsted High Street.



### Sheldon Lodge, High Street, Berkhamsted, HP4

Approximate Area = 500 sq ft / 46.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Brown & Merry. REF: 1154106



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Property Reference:  
BKH102834- 0003

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**01442 870444**



[berkhamsted@brownmerry.co.uk](mailto:berkhamsted@brownmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



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