



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
- IMMACULATEDLY PRESENTED
- RETIREMENT APARTMENT
- CLOSE TO BERKHAMSTED HIGH STREET
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4000.00

Ground Rent: 720.00

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.

offers over

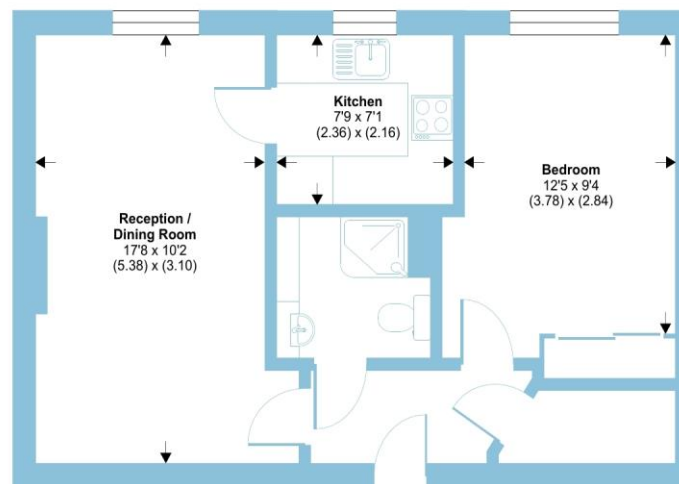
£225,000

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, Berkha

Approximate Area =
For



GROUND FLOOR



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



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Property Reference:
BKH102834- 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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