



Nightingale Lodge Cowper Road, Berkhamsted HP4 3ED



This bright and airy two bedroom ground floor retirement flat offers the perfect blend of comfort and convenience. Situated in the heart of the town centre , you'll have shops, restaurants, and transport links right at your doorstep.

The property has been fully re-decorated and re-carpeted and features a generously sized main bedroom with built-in wardrobes, providing ample storage space. The second bedroom is ideal for guests, a home office or additional living space . The flat is in great condition with a modern feel, making it ready to move into to ensure a comfortable and low maintenance lifestyle.

The flat is in a great position in the block, with easy access to the communal gardens. There is also a residents laundry room on the same floor, and ample parking for residents and guests.

Designed for independent living, this retirement complex benefits from a secure and friendly environment, offering both convenience and peace of mind.





welcome to Nightingale Lodge Cowper Road, Berkhamsted

- GROUND FLOOR
- TWO BEDROOMS
- RETIREMENT LIVING
- COMMUNAL PARKING
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4097.76

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

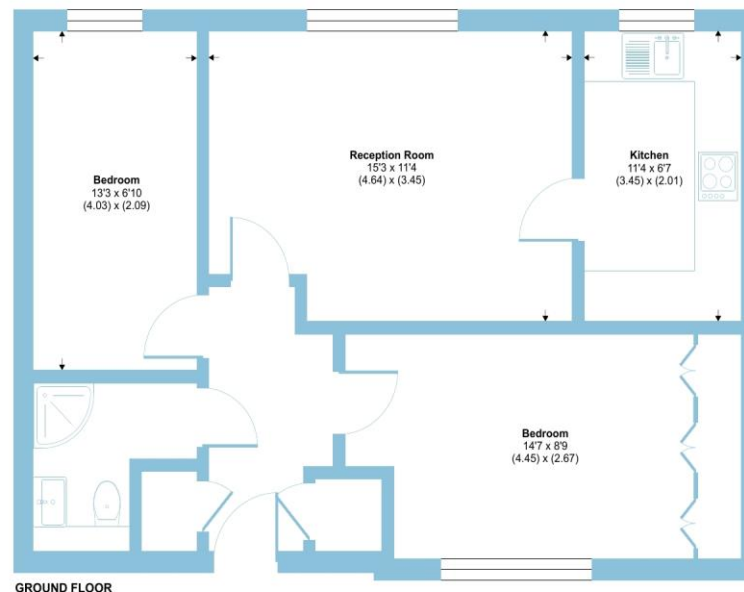
A well presented two bedroom retirement flat, situated in the heart of Berkhamsted.



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Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Merry. REF: 1269310



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Property Reference:
BKH102858- 0005

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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