



Belton Road, Berkhamsted HP4 1DW



The accommodation comprises of an inviting entrance hallway leading into a spacious living room and a fantastic sized kitchen/breakfast room. The kitchen/breakfast room has a range of base and wall units with ample storage and work top space. Further accommodation includes two double bedrooms both served by the fitted family bathroom. Externally the property benefits from direct access to a patio area and communal lawn. There is also resident parking to the front. The property is well presented and would make an ideal purchase for upsizers, downsizers or those just starting off on the property ladder.

Agents Note:

This property is currently under shared ownership in conjunction with Hightown Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share.

£513.16 per month is paid to the Housing Association as rent for the retained share. Service Charge is £99.73 per month Ground Rent is £0.00. Please contact with Hightown Housing Association for guidance on purchase requirements.

In addition, Hightown Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from Hightown Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.





welcome to

Belton Road, Berkhamsted

- 50% SHARED OWNERSHIP
- RESIDENT PARKING
- TWO BEDROOMS
- GROUND FLOOR
- BEAUTIFULLY PRESENTED

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £1196.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

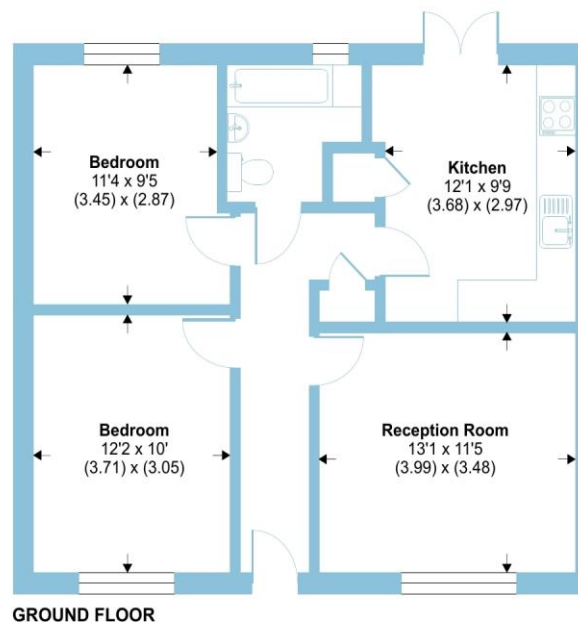
£165,000

An exciting opportunity to purchase 50 % ownership of this beautifully presented two-bedroom ground floor maisonette benefiting from resident parking and within a short level walk to Berkhamsted High Street.

Belton Road, Berkhamsted, HP4

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



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: 1291200



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Property Reference:
BKH102989- 0003

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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