



Gilhams Court High Street, Berkhamsted HP4 1AT



Nestled in the heart of Berkhamsted town centre, this charming retirement apartment offers an inviting and serene living space. Recently refurbished the apartment boasts two spacious bedrooms, with the second bedroom currently utilized as a versatile office space that can easily be converted back into a bedroom. The property features an airy, open-plan living area that is flooded with natural light, creating a warm and welcoming atmosphere. The communal lounge, laundry room, and visitors' suites add to the convenience and comfort of this delightful development. An elevator and staircase provide easy access to the upper floors. Additional benefits include allocated and secure underground parking, an on-site manager, and a careline for peace of mind. The apartment is equipped with an emergency pull cord located in the bedroom, lounge, and bathroom for added safety.





welcome to Gilhams Court High Street, Berkhamsted

- RETIREMENT APARTMENT
- TOWN CENTRE LOCATION
- TWO BEDROOMS
- CHAIN FREE
- UNDERGROUND PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

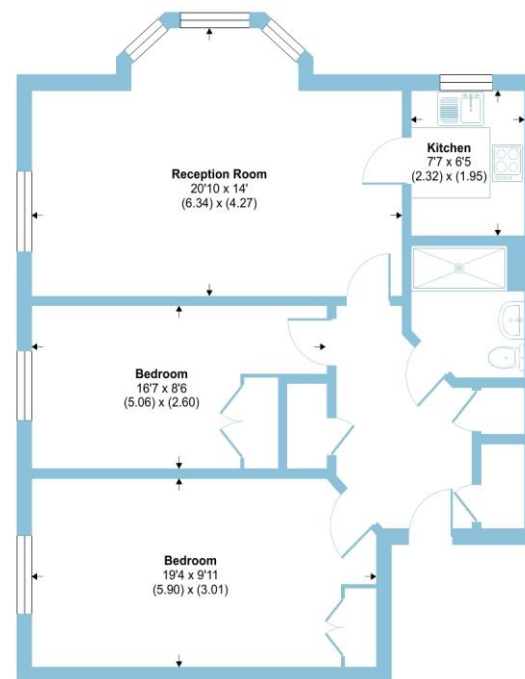
£275,000

A beautifully presented top floor retirement apartment in the popular Gilhams Court development, located within a short flat walk to Berkhamsted High Street.

Gilhams Court, High Street, Berkhamsted, HP4

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



FIRST 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: 1290811

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Property Reference:
BKH103075- 0004

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