





£375,000

Located just off the high street of Berkhamsted providing local boutiques, cafes and restaurants this well presented two bedroom penthouse apartment, which is also within walking distance from the local train station having links to London Euston, is welcomed to the market offering open plan kitchen/living room, bathroom and no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Storage cupboard housing wall-mounted gas boiler.

LOUNGE/KITCHEN

Double glazed double doors to Juliette balcony, two double glazed windows to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, stainless steel sink with mixer tap, integrated: fridge freezer, washing machine, dishwasher, and microwave; built-in oven and hob with extractor fan over, two radiators.

BEDROOM ONE

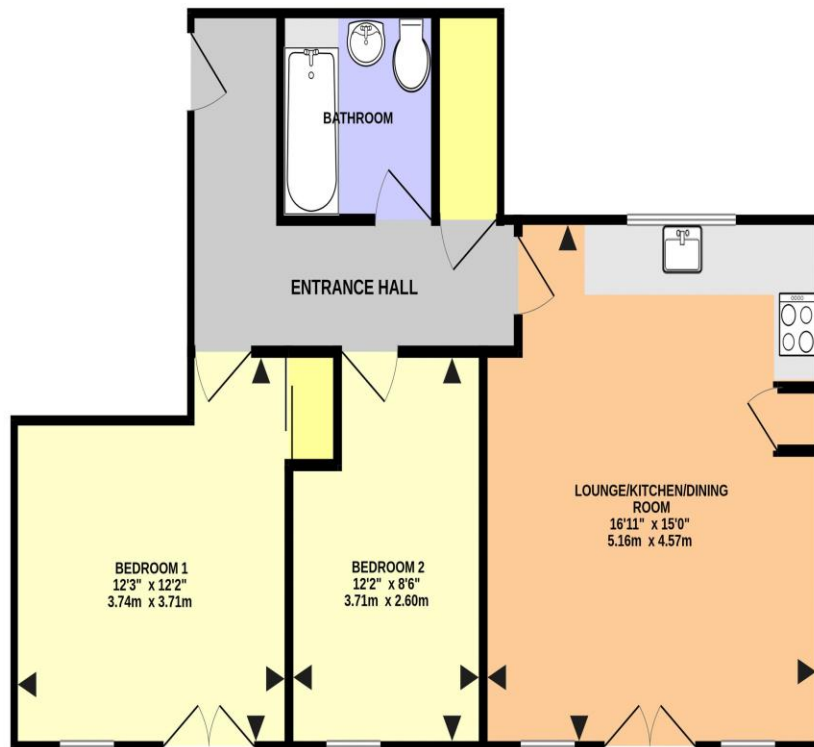
Double glazed double doors to Juliette balcony, double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM


Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.



BECKET HOUSE, BERKHAMSTED HP4 1AD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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