



**Douglas Gardens,  
Berkhamsted,  
Hertfordshire,  
HP4 3PE**

**Guide Price £235,000  
Leasehold**

A two double bedroom ground floor maisonette offering spacious and well presented accommodation, situated just a short distance from the town centre and station.

Accommodation comprises: entrance porch, spacious sitting/dining room, kitchen/breakfast with fitted units, attractive bathroom and two double bedrooms.

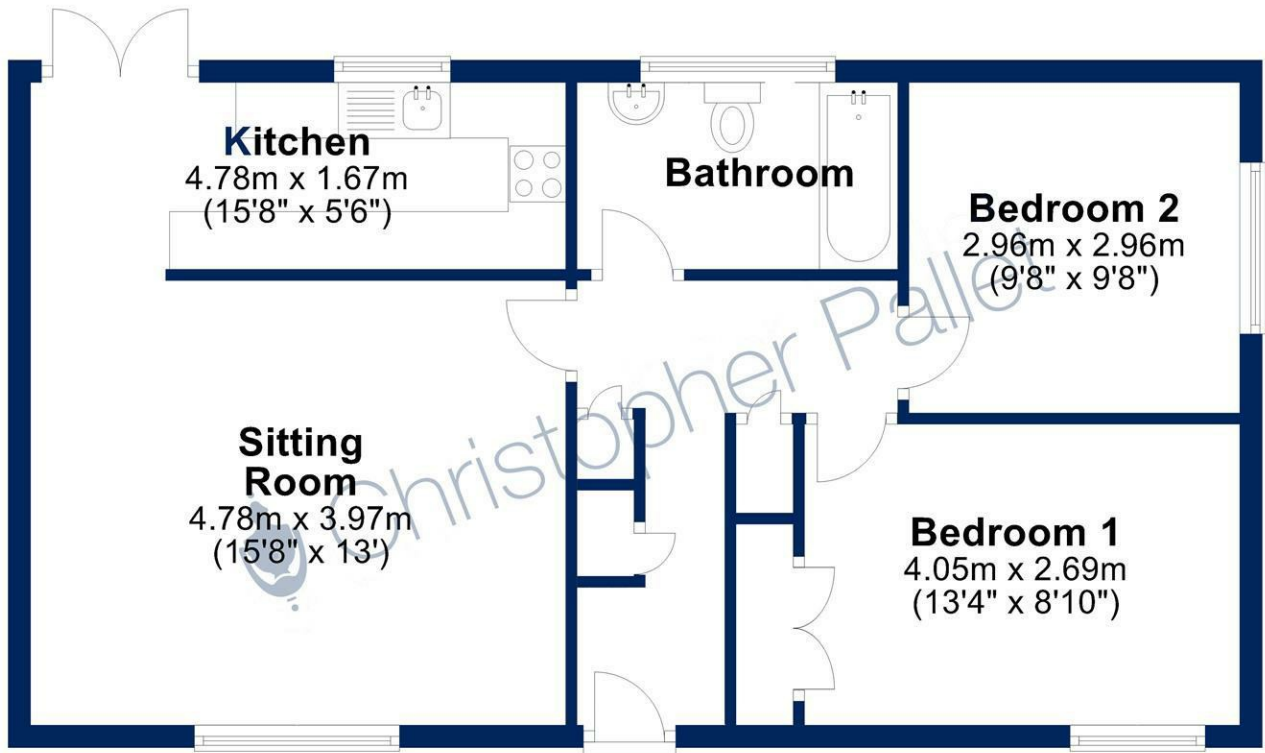
This property further benefits from the use of a communal garden and is being marketed with NO UPPER CHAIN.

The lease granted is for 125 years from 1989, meaning there are 90 years remaining. The ground rent is £10 per annum. Insurance £134,11 and service charge £65.92 both reviewed yearly.

Welcome to Berkhamsted, where countryside meets city convenience! Just a short train journey from London, this vibrant town boasts a charming high street with independent boutiques and weekly markets. Enjoy scenic walks along the River Bulbourne and easy access to the A41 for London trips and Luton Airport. With Berkhamsted station nearby, commuting to London Euston takes only 32 minutes.



**Christopher Pallet**  
Professional advice since 1973




Total area: approx. 59.7 sq. metres (642.7 sq. feet)  
For illustration purposes only - not to scale

## Directions

Coming off the A41 to Berkhamsted, follow the A416 onto Shootersway. Turn right into Cross Oak Road and then left into Shrublands Road. Turn right into Douglas Road, past the Leisure centre and the property is on the right hand side.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing and Contact Details



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