



101 Chiltern Park Avenue, Berkhamsted, HP4 1EY
£275,000

space
estates.com

NO UPPER CHAIN! A ground floor two bedroom maisonette situated in a popular cul-de-sac location. Ideally located within walking distance of Berkhamsted Station and Town Centre. The property benefits from gas fired central heating, built in storage, large communal grounds and ample residents parking.

Accommodation briefly comprises; entrance hall, living / dining room with views of communal grounds, master bedroom, second bedroom, bathroom.

An ideal first time buyer or investment purchase.

Leasehold Tenure with 104 years remaining.

Ground Rent £40.00 per annum.

Service Charge approximately £875.00 per annum.

Council Tax Band C.

- NO UPPER CHAIN
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- EASY ACCESS TO STATION AND TOWN CENTRE
- GROUND FLOOR TWO BEDROOM MAISONETTE
- LEASE WITH OVER 100 YEARS REMAINING
- COMMUNAL GROUNDS AND AMPLE RESIDENTS PARKING

Entrance Hall

Living / Dining Room

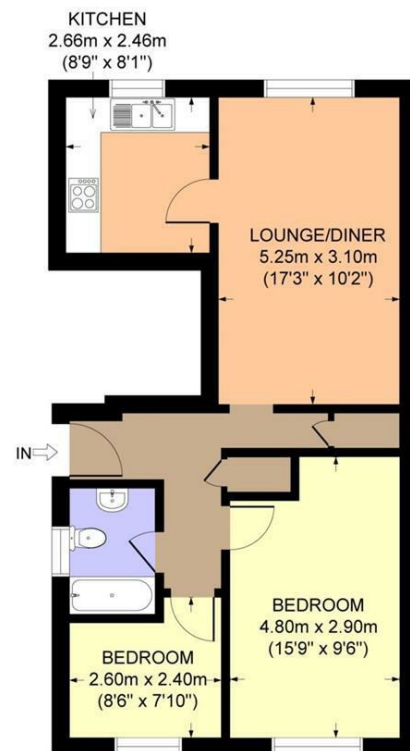
Kitchen

Master Bedroom

Second Bedroom

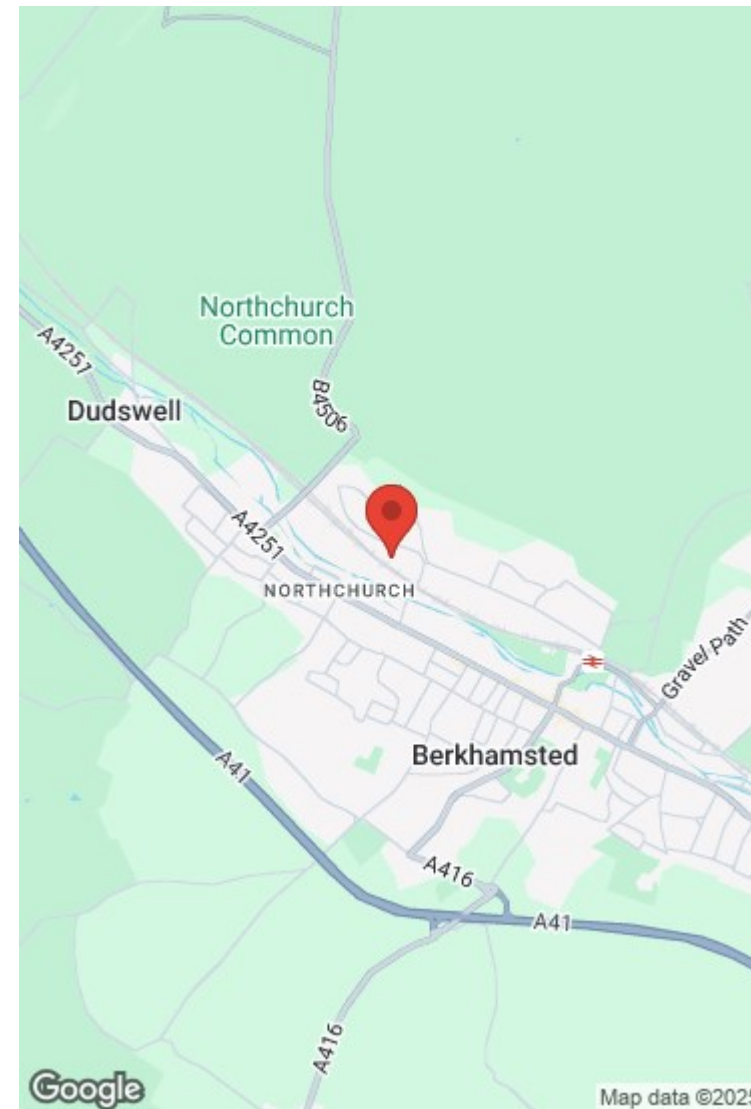
Bathroom





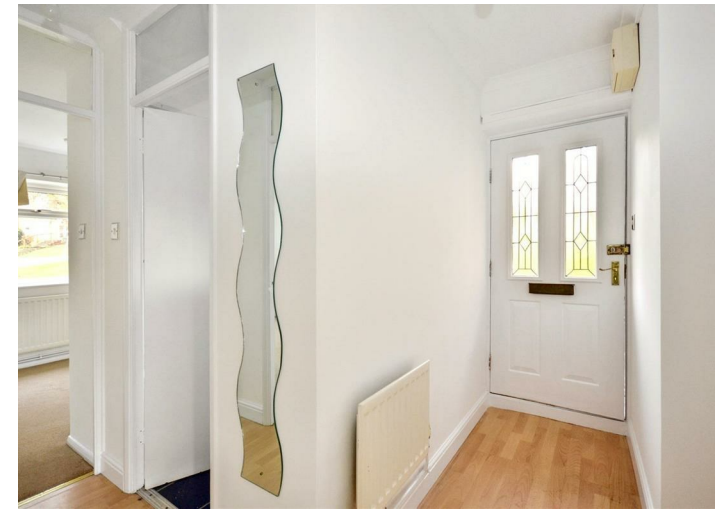
APPROX. GROSS INTERNAL FLOOR AREA 591 SQ FT / 55 SQ M
CHILTERN PARK AVENUE BERKHAMSTED

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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