



# COWPER ROAD, BERKHAMSTED

£219,950 Leasehold

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## ACCOMMODATION

An extremely well presented and recently updated two bedroom first floor warden controlled retirement apartment, situated in a tucked away position just off the High Street, and conveniently situated for the town centre amenities and mainline station.

An opportunity for a purchaser aged 60 years or over, to acquire a very pleasant, first floor apartment, at the rear of the very sought after Nightingale Lodge development, located in the heart of the town centre. Nightingale Lodge includes a resident warden, and on-site laundry room and a visitors flat. There are extensive parking facilities for both residents and visitors, and the whole development is well maintained.

Number 29 is approached through an entrance lobby, with stairs to the first floor and entry phone system. The private entrance hall has space for cloaks and a linen cupboard and also provides access to the sitting room, which in turn provides access to a refitted kitchen/breakfast room. There are two good size bedrooms and a replacement bathroom suite comprising panel enclosed bath with shower above, pedestal wash hand basin and low level WC. Number 29 benefits from Economy 7 storage heaters throughout.

Location - Cowper Road leads directly off the High Street and is very conveniently placed, being within walking distance of the town centre facilities and mainline station. Educational facilities are excellent, with a variety of schools being close at hand, including the Berkhamsted School, and for the commuter, wishing to travel by road, easy access can be gained to the A41 bypass, leading directly to the M25 at Kings Langley (Junction 20), thereby facilitating access to the national motorway network.

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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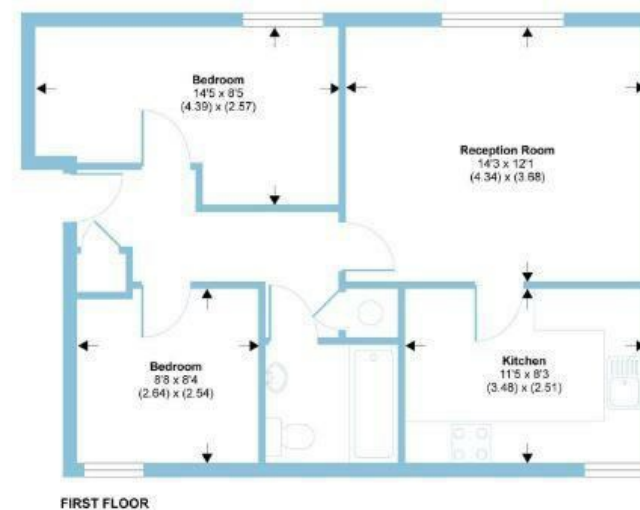






# Cowper Road, Berkhamsted, HP4

Approximate Area = 578 sq ft / 53.7 sq m  
For identification only - Not to scale



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