



2 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Garage



Communal Area



EPC Band tba

Council Tax

Band E
- £2,848.24 25/26

Local Authority
Dacorum

Lease: 125 years from
September 2003

Service Charge: £4,152.72 pa

Ground Rent: £420.00 pa

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Manor Street, Berkhamsted, Hertfordshire, HP4
Guide Price £700,000.00 Leasehold



Manor Street, Berkhamsted, Hertfordshire, HP4

Located in Central Berkhamsted this beautifully presented two double bedroom luxury apartment is offered with no upper chain and a garage.

- 🏡 Central Berkhamsted
- 🏡 Chain Free
- 🏡 Modern open plan living
- 🏡 Two double bedrooms
- 🏡 Pretty communal garden with water feature
- 🏡 Garage
- 🏡 Lift access

Description

This rarely available two double bedroom apartment has been modernised throughout by the current owner and is in excellent condition. The property is located on the first floor and benefits from lift access.

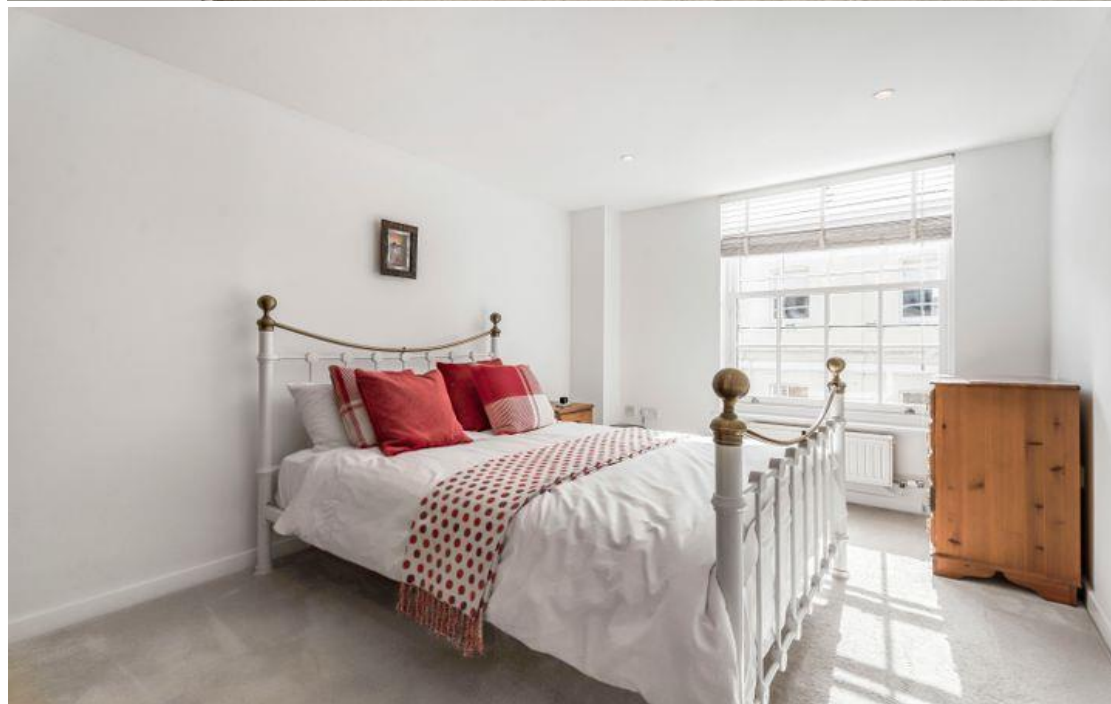
There are two double bedrooms and built in wardrobes plus an en-suite to the principal bedroom. The en-suite shower room is bright and modern with a window and under sink drawer. There are multiple storage cupboards in the hallway leading through to the open plan kitchen/living area. The space is bright and spacious with a modern kitchen with integrated Bosch appliances and Quartz worktop and back splash. There is also a main bathroom which is fully tiled with bath/shower over, toilet and basin.

The development is entered through secure gates and there are peaceful communal grounds with a water-feature in the centre of the court.

Location

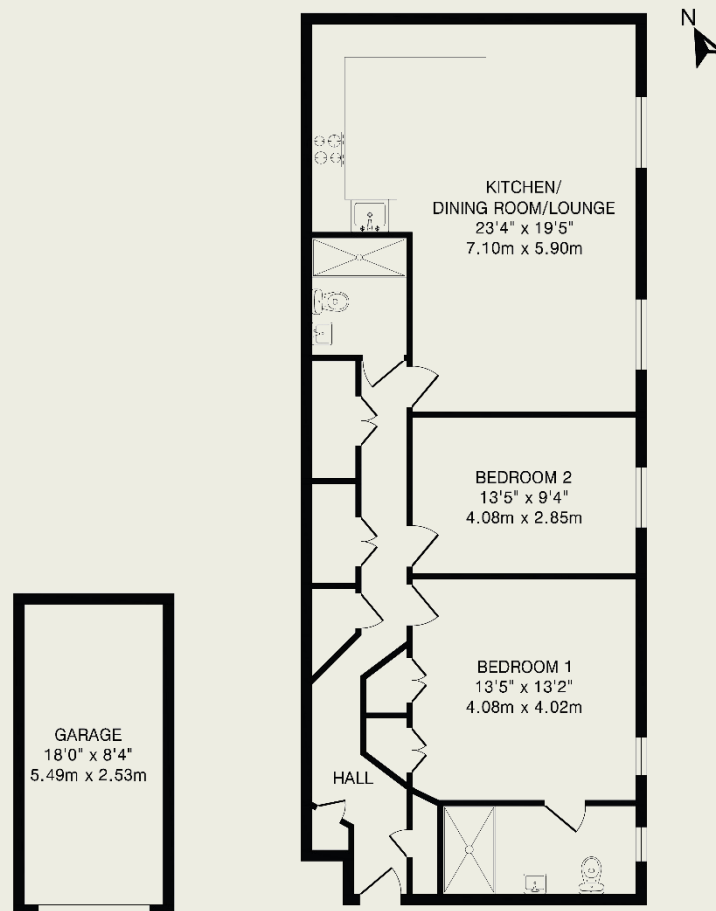
Situated within the town centre, the apartment is conveniently placed for easy access to the High Street amenities and the mainline station, all of which are within walking distance. The property is well placed for a variety of schools, including the Berkhamsted School for both boys and girls, and for the commuter wishing to travel by road, the A41 bypass leads directly to the M25 at Kings Langley (Junction 20) thereby facilitating access to the national motorway network and international airports.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Garage
149 sq.ft.(13.8 sq.m)approx.

Second Floor
1003 sq.ft.(93.2 sq.m)approx.

TOTAL FLOOR AREA: 1152 sq.ft.(107.0 sq.m)approx.
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