


Broadwater,  
Berkhamsted,  
Hertfordshire, HP4

 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 Allocated Parking

 Patio & Communal  
Gardens

 EPC Band C

Council Tax  
Band: D – £2,330.38 (25/26)  
954 years remaining on the lease  
Ground Rent - Peppercorn  
Service Charge - £700 per annum

Guide Price  
£425,000

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This bright and spacious two bedroom ground floor apartment is well presented throughout and benefits from an allocated parking space and no upper chain

### Description

This beautifully presented ground floor apartment offers two bedrooms and is ideally situated in Berkhamsted town, just a short walk from shops, restaurants, coffee shops, and the mainline train station.

The bright and airy living room opens onto a sunny south-facing patio with access to well-maintained communal gardens. The modern kitchen, situated just off the living area, offers ample storage and large windows for plenty of natural light. The apartment features two bedrooms with a generously sized principle bedroom with fitted wardrobes. There is a stylish, contemporary shower room and storage cupboards in the entrance hallway.

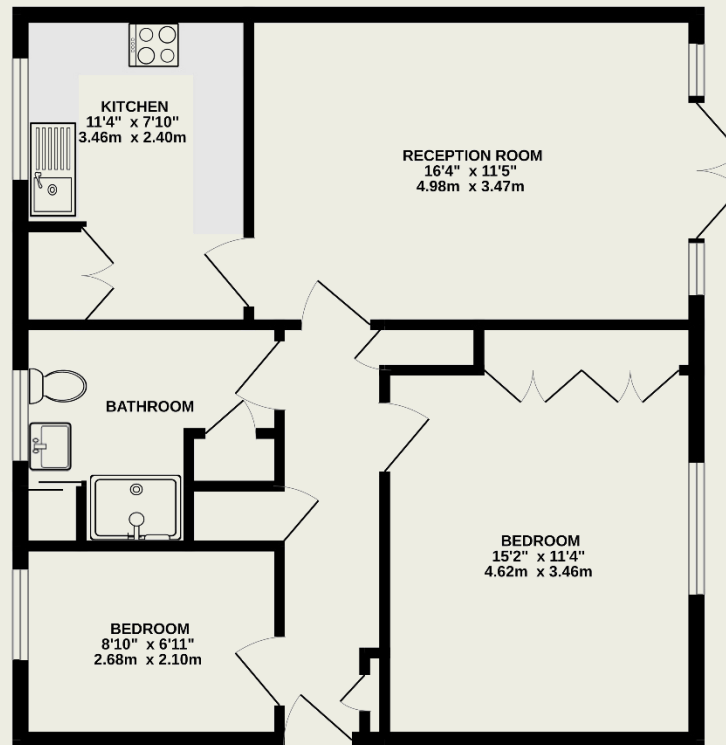
The property features parking and is offered with no upper chain.

### Location

Berkhamsted is a busy market town, located just 30 minutes from London Euston by train, highly desirable for commuters, with excellent transport links by road and rail.

The property is only a short walk from the mainline station and the towns local amenities including, shops, restaurants and pubs.

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA - 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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