



Nightingale Lodge

Berkhamsted, Hertfordshire HP4 3ED



Two bedroom town centre retirement apartment.

This well presented, newly redecorated and refurbished two bedroom retirement apartment is offered with a recently extended lease of 149 years, vacant possession and no onward chain.

It has a lovely ambience throughout, and comprises of a generous size lounge/dining room with a bright, newly fitted kitchen with built in oven, fridge/freezer and dishwasher, newly fitted carpets and flooring, a modern shower room with large walk-in shower and newly fitted modern storage heaters offering up-to-the-minute energy efficiency.

The apartment benefits from a double bedroom with a fitted wardrobe plus a good sized single bedroom. In addition, there is a large airing/storage cupboard off the hallway.

Being situated on the first floor means that it offers privacy and security while enabling the occupants to see activity in front of the apartment and a view of the countryside beyond Berkhamsted.

Guide price: £275,000
Tenure: Leasehold



Nightingale Lodge has long been known for its perfect town centre location, complete with parking, and the pretty, well maintained communal garden, in a central quadrangle of the main block, is a very social meeting place when the sun is shining.

Ideal for a single person or a couple, it needs to be viewed to fully appreciate everything the property and its surroundings have to offer.

TENURE: From 25 December 1985 and expiring on 24 December 2174. Leasehold.



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



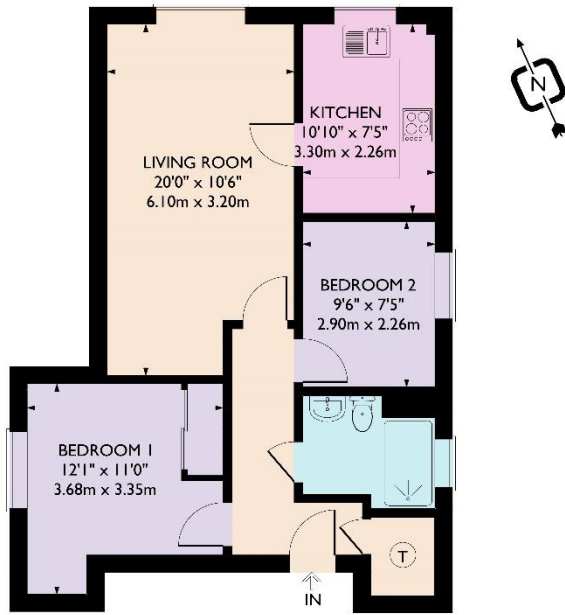
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



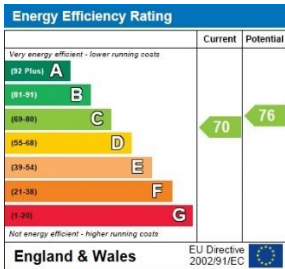
APPROXIMATE GROSS INTERNAL AREA = 621 SQ FT / 58 SQ M



FIRST FLOOR

© Nash Partnership

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: C

nashpartnership.co.uk

Berkhamsted Office | 01442 863000
152 High Street, Berkhamsted, Hertfordshire HP4 3AT

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.