



Priory Court

Berkhamsted, Hertfordshire HP4 2DP



Lateral living, moments from town.

Situated in the heart of the charming market town of Berkhamsted in South Hertfordshire, this property offers an excellent opportunity for first-time buyers, downsizers, or landlords looking to invest in a highly sought-after area. Set on the first floor of an impressive development, the flat provides 792 square feet of lateral accommodation and features a principal bedroom with elevated views and excellent built-in storage. The second bedroom also includes built-in wardrobes.

The front of the property houses a bright, eat-in kitchen, complete with a range of floor and wall-mounted storage units. Adjacent to the kitchen, you will find a bathroom featuring a bath with a shower overhead, a pedestal washbasin, and a toilet.

The spacious sitting room is a highlight of the home, offering a dual aspect that provides a picturesque outlook.

Additionally, the flat includes the convenience of one allocated undercroft parking space, which is demised with the property. A further advantage is the recently extended lease, adding to the appeal of this delightful home.

Guide price: £315,000
Tenure: 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.

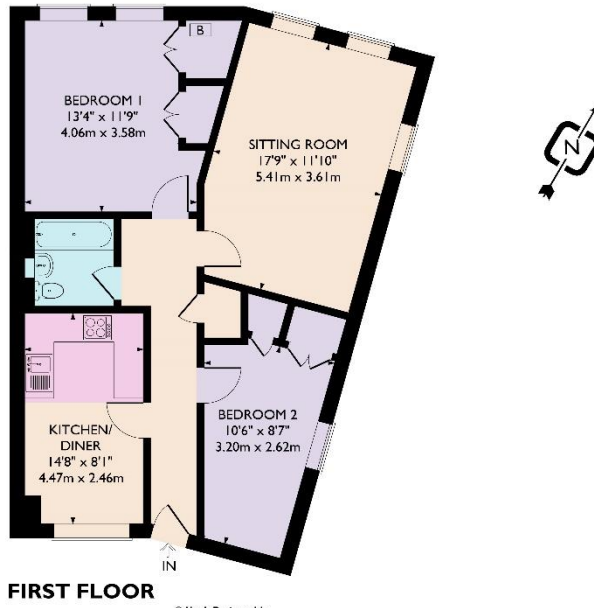
Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short 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 = 792 SQ FT / 74 SQ M



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.

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

Council Tax Band: C

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