



Callard House  
Berkhamsted

# Callard House

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## Offers In Excess Of £250,000

entrance hall | sitting/dining room | kitchen | main bedroom with ensuite bathroom | second bedroom | family shower room | lift access | allocated parking | NO CHAIN

A well presented two bedroom apartment benefitting from allocated parking, situated in this ever popular development right in the heart of the town.

Entry from the High Street is via secure code/fob, with a choice of lift or stairs to this top floor apartment. A private entrance hall gives access to the accommodation within, which includes a spacious open-plan reception featuring wide-reaching views over the town. The well-appointed modern kitchen includes oven, hob and extractor.

The master bedroom comes with an ensuite bathroom. There is a second good-sized bedroom plus a family shower room. Both bedrooms feature built-in storage.

Outside, this superbly-located property benefits from an allocated parking space. Shops and restaurants are moments away, while the station can be reached in about 5 minutes.

### Services

Electric hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

### Tenure

Lease: 125 years from 1 July 2006

Service charge: £760.81 for quarter ending 31 Dec 2024

Ground rent: £67.00 for quarter ending 31 Dec 2024

### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
EU Directive 2002/91/EC			



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