

Sheldon Way (50% SHARE)
Berkhamsted

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50% Shared Ownership £175,000

entrance hall | kitchen/dining/living room | balcony | two bedrooms | family bathroom | allocated parking

50% SHARED OWNERSHIP. A modern two bedroom first floor apartment with open-plan layout, balcony and allocated parking, conveniently situated for accessing the town centre.

Well-presented accommodation includes a generous dual-aspect kitchen/dining/living room which benefits from a private balcony. High-gloss kitchen cabinetry comes with oven, hob, fridge/freezer, and dishwasher.

Two good-sized bedrooms are served by the modern family bathroom.

Outside, there is an allocated parking space and shared bike storage, plus attractive communal grounds. Shops and restaurants are within easy reach, while the nearby canal offers a scenic walking route to the station.

NB. Buyers must meet the eligibility criteria for shared ownership. Further information can be found at www.homereach.org.uk/general-eligibility

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

Tenure

50% shared ownership. £491.67 rent payable per month (as at April 2024)

Lease: 150 years from 1st June 2007

Service charge: £134.94 per month

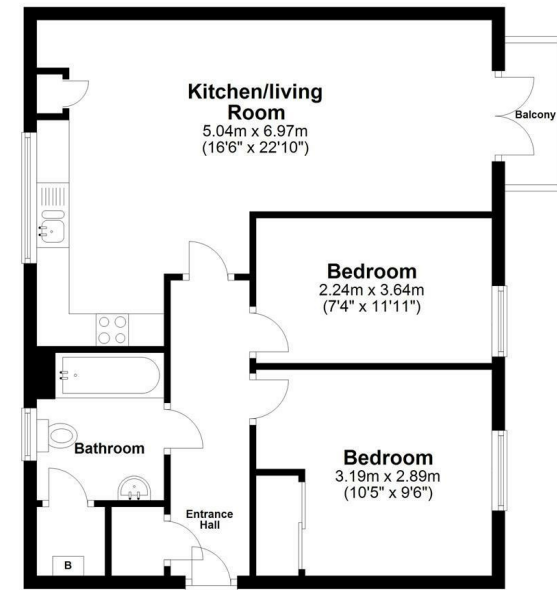
Ground rent: £21.95 per year

Situation

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

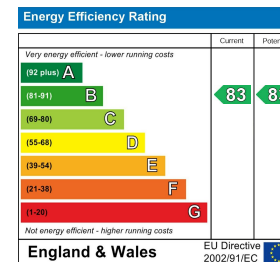
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Floor Plan
Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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