



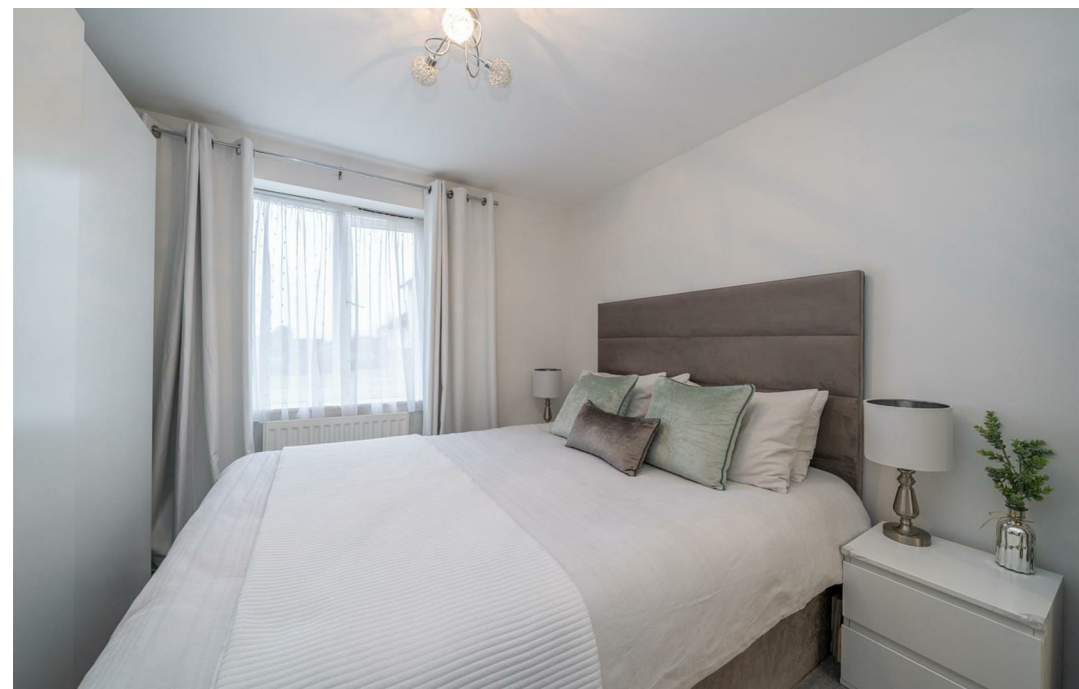
High Street
Berkhamsted



Offers In Excess Of £335,000

entrance hall | open-plan kitchen/living room | master bedroom with ensuite shower | second bedroom | family bathroom | parking

A comprehensively upgraded two-bedroom second floor apartment with contemporary high-spec interior and allocated parking. Situated within walking distance of the town centre and station, this stunning property offers the perfect blend of style and convenience.





Stepping inside, an open-plan kitchen/dining and living room is at the heart of this beautiful home. Featuring contemporary cabinetry, the kitchen area comes equipped with an integrated oven, gas hob, and extractor. The reception area offers ample space for a dining table and chairs along with comfortable sofas; perfect for both family time and hosting friends. French doors open to a Juliet balcony, letting in plenty of natural light and allowing views towards the town.

The principal bedroom, located off the hallway, is a true retreat complete with a stunning ensuite shower room. A second double bedroom is served by the modern family bathroom.

Ideal for those who want a home that's as practical as it is chic, this super property is ready to move into and enjoy.

Outside

Set within an attractive modern development, this purpose-built home includes an allocated car parking space, with visitor parking available too.

A superb array of amenities can be reached within a 10-15 minute (level) walk. The towpath of the Grand Union canal provides a scenic alternative walking route to the town centre and further afield.

Tenure

Lease expires 2157 (approx 133 years remaining)

Service charge: £2,023 per annum

Ground rent: £423 per annum



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

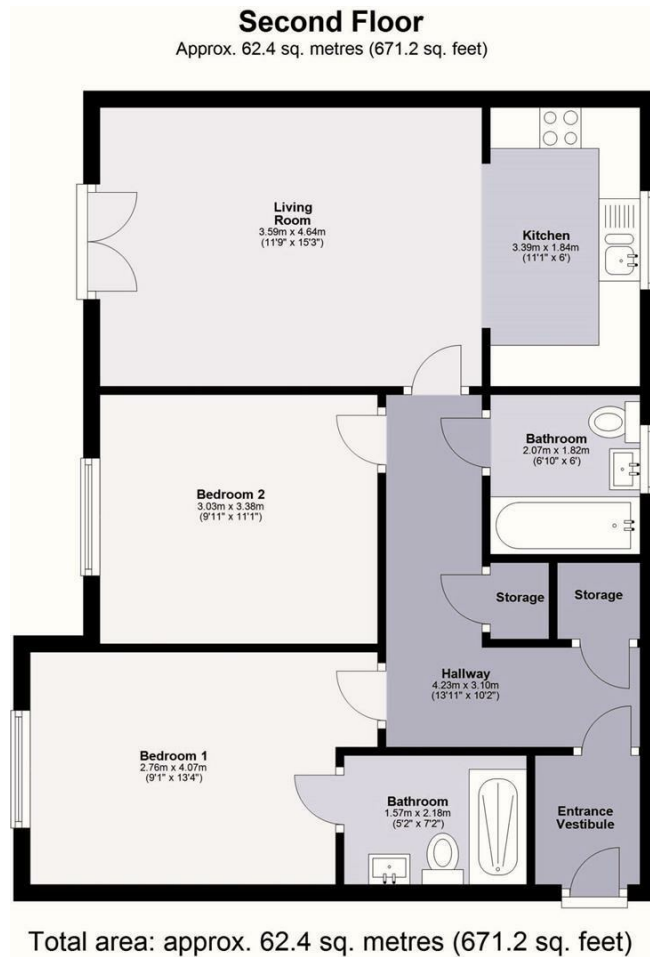
Council tax band D (Dacorum).

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 M25, while the mainline station provides a fast and frequent service to London (Euston).



High Street Berkhamsted



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>		81	8
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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.

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