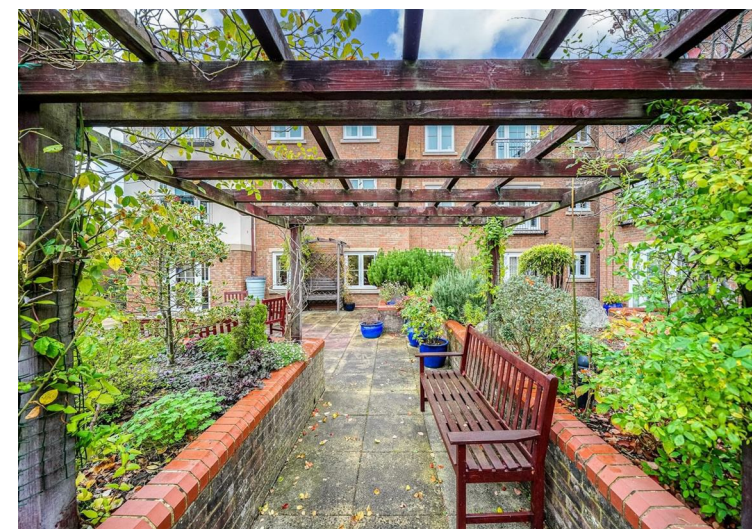




High Street
Berkhamsted

High Street Berkhamsted

Offers In Excess Of £165,000

entrance hall | lounge/dining room | juliet balcony | kitchen | bedroom | shower room | communal lounge | laundry room | communal gardens | parking | NO CHAIN

A beautifully maintained one bedroom retirement apartment with allocated parking, located in a sought after and friendly development just a short distance from Berkhamsted High Street. NO CHAIN.

The well appointed accommodation includes an entrance hallway, a bright reception room with a Juliet balcony, a fully equipped kitchen, a spacious double bedroom, and a modern shower room.

Residents also enjoy access to excellent communal facilities including a lounge, laundry room, and beautifully landscaped gardens. The development offers lift access to all floors for added convenience.

Retirement Apartment for ages 60+ (couples 55+ & 60+)

Tenure

Leasehold: Lease: 125 years from 2005

Service charge 2025: £2178.15 payable every 6 months. Total £4356.30

Ground Rent 2025: £199.50 payable every 6 months. Total £399.

Services

Electric hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

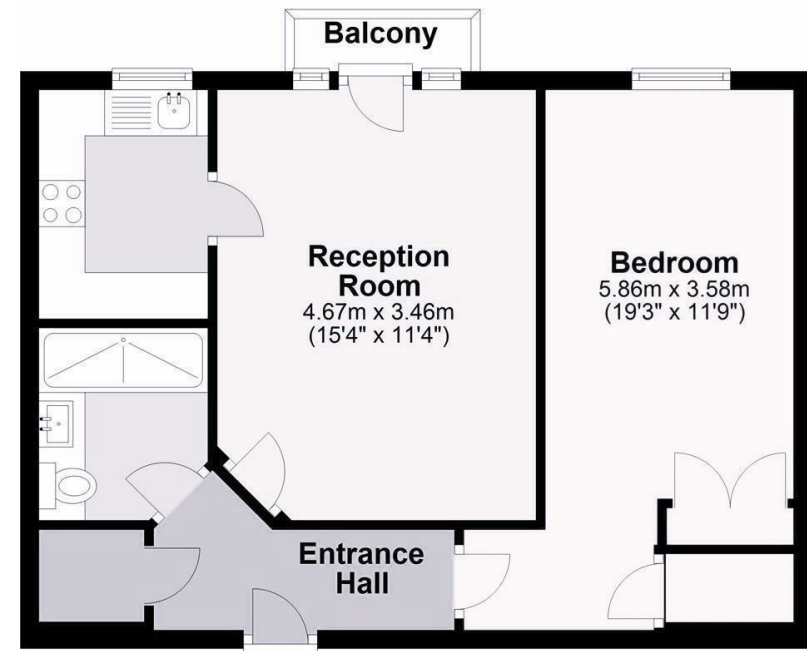
Situation

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).

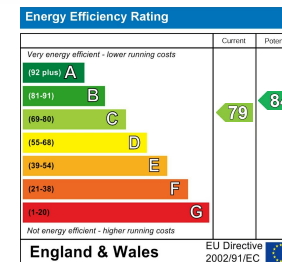
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances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

Second Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 47.7 sq. metres (513.6 sq. feet)



Relax... you're with Oakleys

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