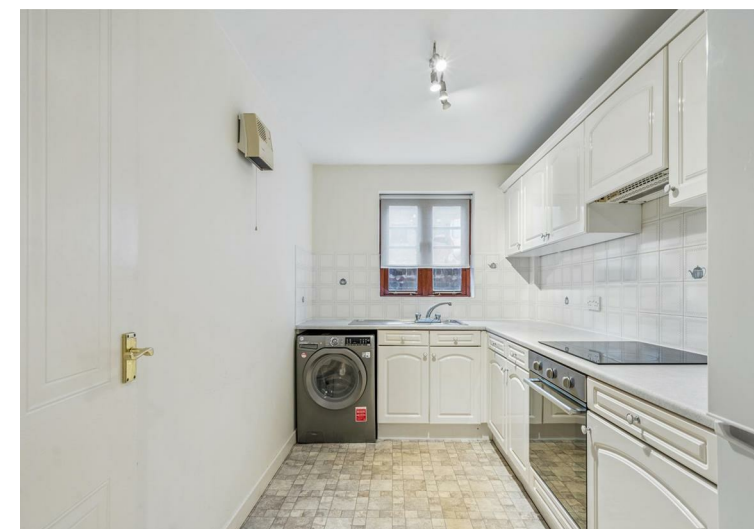




Park View Road
Berkhamsted

Park View Road

Berkhamsted

Guide Price £375,000

entrance hall | living/dining room | kitchen | bathroom | two bedrooms | communal gardens | parking | NO CHAIN

A good sized two bedroom, ground floor flat, conveniently located just off Berkhamsted High Street and benefiting from two allocated parking spaces and private communal gardens. NO CHAIN.

Once inside, this well proportioned apartment is arranged around a welcoming entrance hall. The living/dining room is bright and spacious and a separate kitchen has a range of units with integrated hob and oven. Two bedrooms and a bathroom complete the accommodation.

Outside

Externally there is a lovely communal garden which is mainly laid to lawn, perfect for relaxing. This apartment comes with two allocated parking spaces plus there are several visitor parking spaces.

Services

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

Tenure

Share of Freehold: associated lease is 125 years from 2025

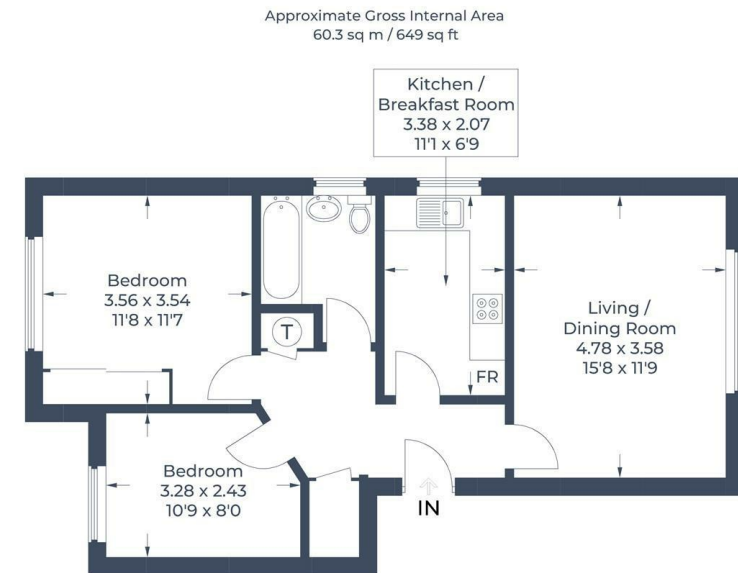
Service charge £139 per month

Park View (Berkhamsted) Management Company Limited

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.



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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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	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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