

High Street
Berkhamsted

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Offers In Excess Of £335,000

entrance hall | master bedroom with ensuite shower | kitchen | living room | second bedroom | family bathroom | covered car park

A beautifully presented two-bedroom second floor apartment with allocated covered parking. Situated within walking distance of the town centre and station, this attractive property offers the perfect blend of style and convenience.

The well proportioned hallway gives access to each room, giving the home a natural, effortless flow. The kitchen is modern and practical, with contemporary cabinetry and integrated appliances. The living room is a great space to unwind, with plenty of space for dining. French doors open to a Juliet balcony providing natural light, creating a bright, uplifting feel.

The principal bedroom is a peaceful escape with its own ensuite, while the second double bedroom is perfect for guests, family, or even a home office. A modern family bathroom completes the layout.

Outside

Set within an attractive modern development, this purpose-built home includes an allocated covered 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 2162 (approx 137 years remaining)

Service charge 2025: £2,428 per annum

Ground rent: £423 per annum

Services

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

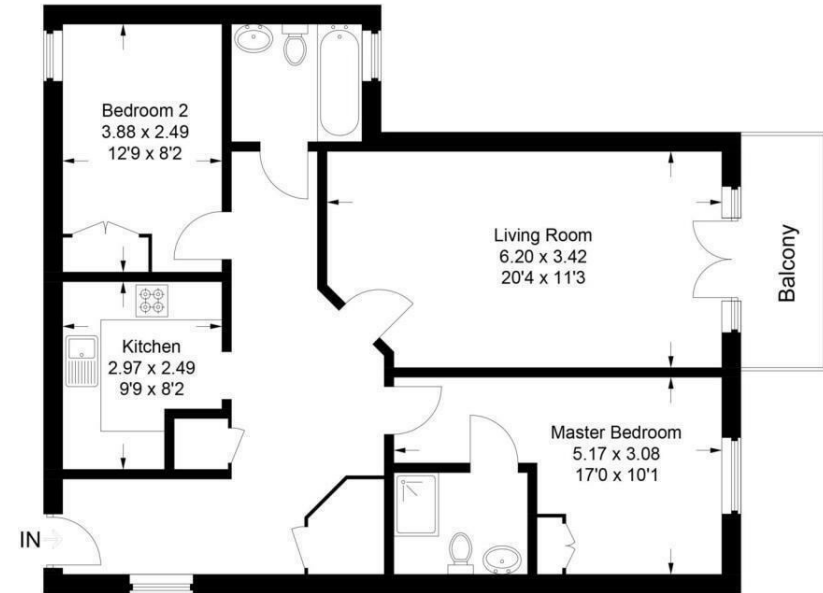
Council tax band D (Dacorum).

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).

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.

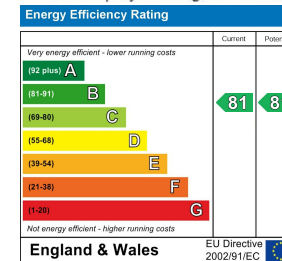
Approximate Gross Internal Area
Second Floor = 78.6 sq m / 846 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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