



Kilfillan Park
Berkhamsted

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Offers In Excess Of £250,000

living room | kitchen | two bedrooms | shower room | communal gardens | allocated parking | NO CHAIN

A two bedroom first floor apartment with communal gardens and allocated parking, situated in a small attractive development within walking distance of the town centre and mainline station.

Kilfillan Park is a friendly community comprised of just eight properties and benefits from lift access and a secure phone entry system.

This light and bright first floor apartment features a spacious living room opening through to a well-appointed kitchen, which includes an oven, hob and microwave. There is also a double bedroom with fitted wardrobes, a single bedroom, and a shower room.

Outside, the attractive communal gardens are mainly laid to lawn. There is also the benefit of an allocated parking space. Kilfillan Park enjoys a quiet cul-de-sac setting in an established, leafy area of the town.

Services

Electric hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

Tenure

Share of Freehold.
Service charge £200/month.

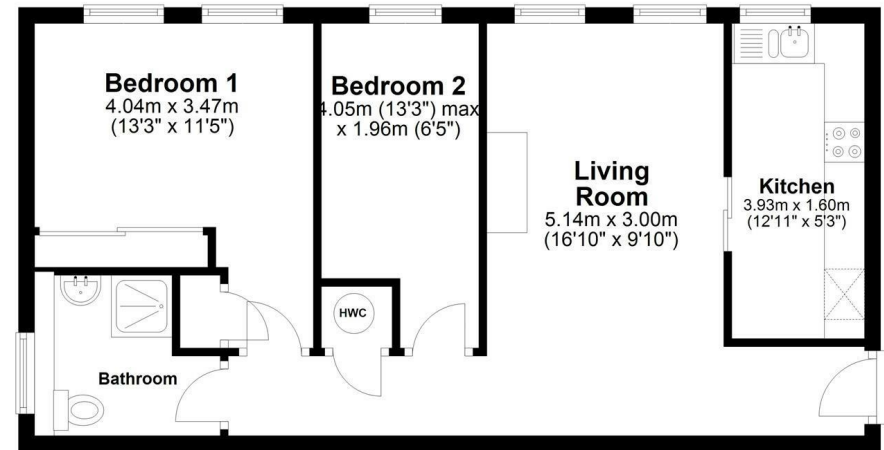
Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst 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.

Floor Plan

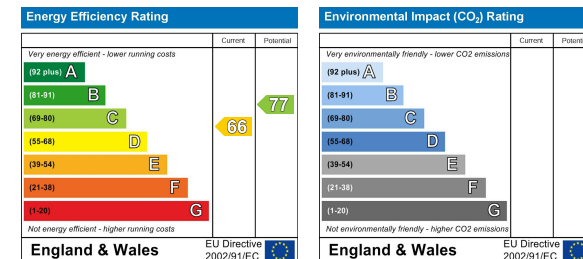
Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 53.0 sq. metres (570.1 sq. feet)

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

Kilfillan Park, Kilfillan Gardens



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