



3a The Hall Walk

London Road | Berkhamsted | Hertfordshire | HP4 2BU



Williams
PROPERTIES

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*** CHAIN FREE*** Dating back to the 1930's this externally refurbished building features iconic green slate roof located within walking distance to all amenities and the train station (approx. 30 mins to London Euston). This spacious three bedroom apartment arranged over two floors (approx. 89 sq. metres of space) has ample living areas with large picture windows and allocated parking. Accommodation offers three bedrooms, master, en-suite & family bathroom, newly fitted kitchen, living & dining area, utility & parking. Newly laid carpets and new bathrooms provide a 'just move in' condition. Viewing is highly recommended.

Offers in excess of £400,000

Berkhamsted

Berkhamsted is surrounded by attractive Chilterns countryside, famous for its Castle is a historic market town offering excellent shopping, markets, a wide range of restaurants, coffee shops, cinema, sporting and superb education facilities. For walkers, there is an abundance of footpaths throughout countryside and walks along the canal. Berkhamsted is also a gateway to the Chilterns 173 mile cycleway. 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).

Council Tax

Band C

Local Authority

Borough of Dacorum

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with newly carpeted stairs rising to the first floor. Doors to utility room, family bathroom and door to living area. Stairs rising to second floor landing.

Utility

Housing for boiler and space and plumbing for washing machine. Wall mounted radiator.





- Three Bedroom Apartment over Two Floors
- Spacious Accommodation in a Sought after Location
- Allocated Parking
- Utility Room
- L-Shaped Living / Dining Area
- En-Suite to Master Bedroom
- Walking Distance to Town & Train Station
- Newly Fitted Contemporary Kitchen
- Newly Fitted Family Bathroom
- CHAIN FREE

Family Bathroom

A newly fitted three piece suite comprising of panelled bath with shower attachment and shower screen. Combination unit housing hand wash basin and low level WC to provide storage space. Metro tiling to sensitive splash areas and tiled effect flooring with frosted picture window. Heated towel rail.

Kitchen

A newly fitted contemporary kitchen with integrated hob, oven and microwave and extractor over. Inset single drainer sink with mixer tap. Units at eye and base level providing plenty of storage space fitted with work surfaces and down lighting under wall units and on base units at floor level. Breakfast bar with matching work top, space for fridge/freezer, window to rear aspect and ceiling spot light fitting.

Living Room

L-shape leading to dining space with new carpets laid to floor. Featuring a brick surround fireplace & decorative iron insert, 2 x large picture windows facing front aspect offering plenty of light. Fitted ceiling light. Storage cupboard.

Dining Area

Continuous from living area, with radiator fitted under the picture window and space for dining table and chairs. Fitted ceiling light with three further square windows facing into the hallway.

Second Floor Landing

Dog leg newly carpeted stairs rising to second floor with windows overlooking the dining area. Doors to all bedrooms and access to loft.



Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Food Hall.

The larger towns of Hemel Hempstead and Watford offer wider facilities, while Milton Keynes and London are both easily accessible too. Easy access to London via the A41/M25 and Berkhamsted train station (Approx. 30 mins to Euston).



Master Bedroom

A large double bedroom with newly laid carpet to floor and fitted ceiling light. Built-in double wardrobe with cupboards over. Wall mounted radiator and picture window overlooking front aspect. Door to en-suite.

En-Suite Shower Room

Comprising of shower cubicle with shower attachment and rainfall shower over, low level WC and hand wash basin set in storage unit. Frosted window to front aspect.

Bedroom

Bedroom with newly laid carpet to floor and ceiling light. Built-in single wardrobe. Wall mounted radiator below picture window.

Bedroom

Bedroom, currently being used as office space, with new carpet laid to floor. Wall mounted radiator below window overlooking rear aspect.

Lease information

The vendor has advised of the following:

Length of Lease - 189 years in total and 157 years remaining

Ground rent - £0

Service Charge - £1,139

Buyer Notes

Newly Fitted Carpets throughout

Newly Fitted Kitchen, En-Suite & Bathroom

Double Glazed Windows

Gas to Radiator Central Heating

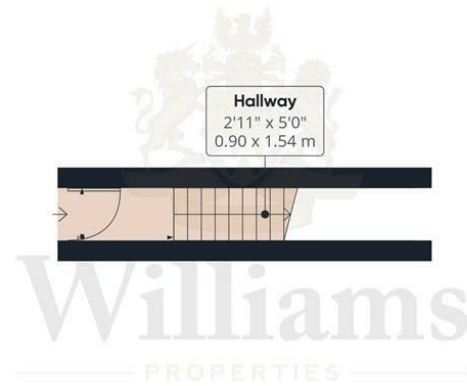
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

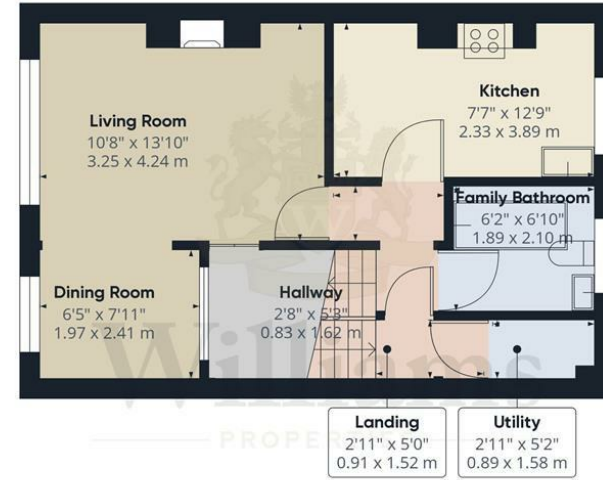
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



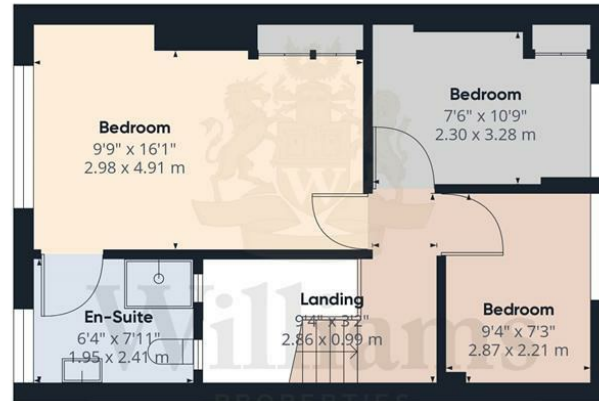
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

969 Sq ft

90 Sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.