

# Shootersway

, HP4 3NG



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Guide Price £820,000

- Two bedroom retirement apartment of 978 sq.ft
- Principal bedroom with en-suite and fitted wardrobes
  - Open plan kitchen/ dining/ sitting room
  - Utility cupboard plus additional storage
    - Large South facing private terrace
- Stunning amenities including a restaurant and bar
  - Private transportation service provided
- Nestled in a beautiful setting just 1 mile from the High Street





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The Denton apartments by Elysian Residences are redefining the standards of luxury retirement living in the UK, offering much more than one might expect. Situated on a sprawling site of four acres, The Denton features a total of 103 one and two bedroom apartments and penthouses, each equipped except one, with dedicated outdoor space, be it a balcony or terrace.

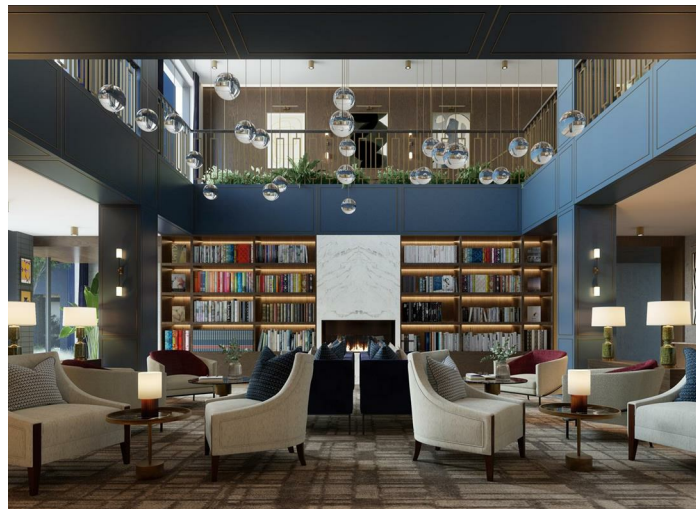
This remarkable development boasts an array of high-quality amenities, including an inviting restaurant and bar, which will also be open to the public. Additionally, homeowners can enjoy access to the state-of-the-art gymnasium, a well-appointed library, luxurious beauty salon, and the convenience of a 24-hour in-house concierge service. Support services are readily available when needed, including a weekly housekeeping service and healthcare assistance included within the charges.

To enhance homeowners' convenience, a shuttle service will operate between 3-5 times per day, depending on demand, providing transportation to and from Berkhamsted town centre.

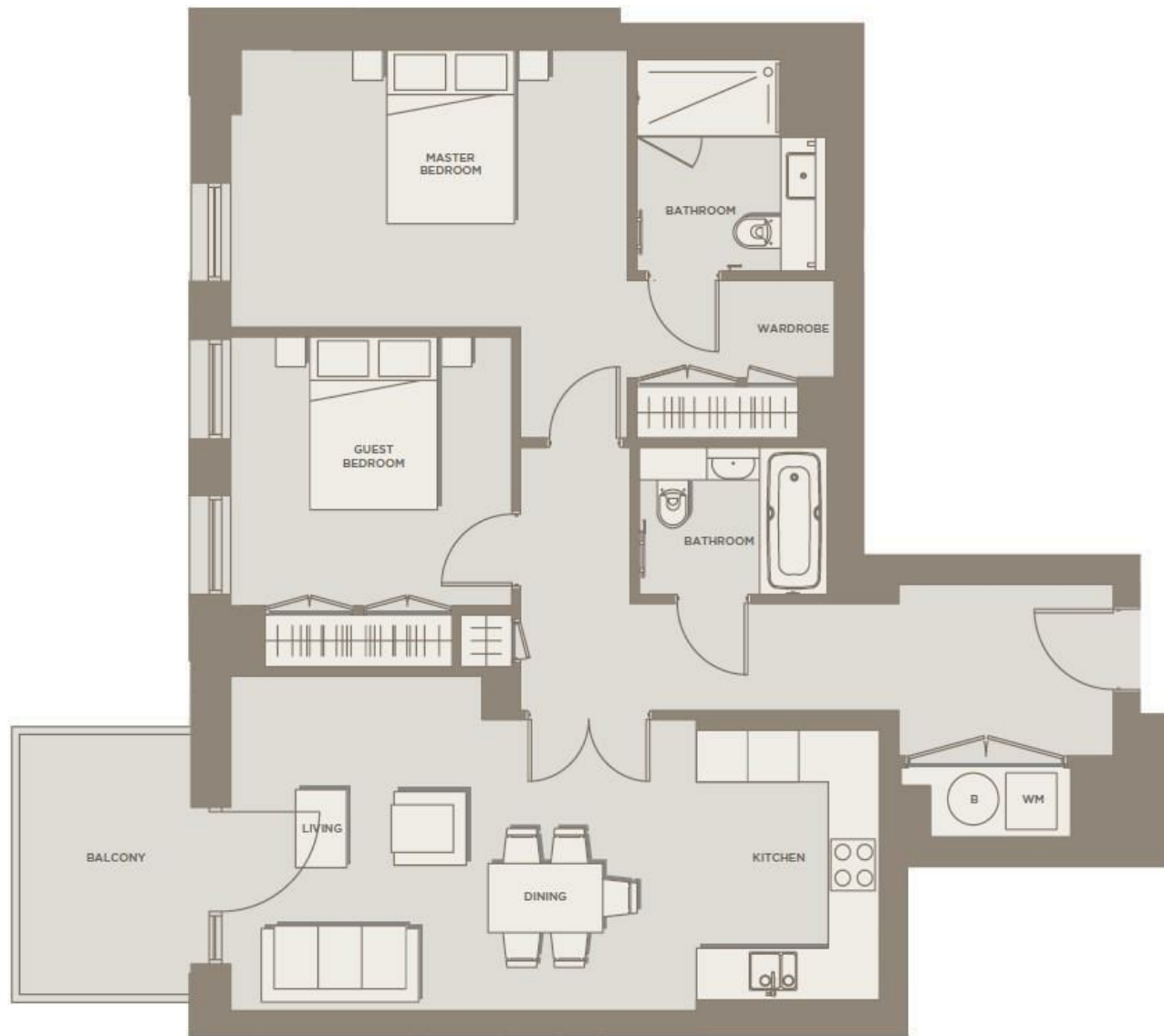
The Denton lifestyle is about making it possible to live the life you want, on your terms.

Berkhamsted is a quintessential market town nestled in the picturesque Chiltern Hills yet with excellent transport links via road and railway. There is a main line train station providing access to London Euston in approx. 34 mins. The town itself exudes charm and history with an excellent array of shops, restaurants, pubs and bars. The National Trusts Ashridge estate sits on the northern edge of the town offering over 5,000 acres of protected woodland.

To find out more about this exquisite development, contact the team at Fine & Country. Other fees apply including a monthly service charge and an exit fee, please ask for details.



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

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

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