



Flat 1, Cooper House
Ravens Lane | Berkhamsted | Hertfordshire



The Property

A superb, well proportioned two bedroom apartment measuring over 1600 sq ft and with the added benefit of a generous terrace, parking for two cars and an excellent central town location.

Ground Floor

- Entrance hall
- Sitting room with french doors to courtyard
- Kitchen/breakfast room
- Principal bedroom with ensuite
- Double bedroom
- Bathroom

Lower Ground Floor

- Dining room
- Family room/occasional spare bedroom

Outside

- Enclosed private courtyard garden
- Gated allocated parking for two cars
- Additional visitor parking



An elegant and stylish two bedroom apartment situated in the ever popular Cooper House development, just off Berkhamsted High Street. The property boasts over 1600 sq.ft. of accommodation over two floors and offers excellent proportions both in size of rooms and ceiling height. On the ground floor, the sitting room is of particular note being dual aspect. This room is flooded with natural light and has French doors leading out to the large terrace. The kitchen breakfast room is well appointed with a central island providing additional storage and breakfast bar. The principal bedroom is generous measuring approx 4.57m x 4.27m and has a luxurious en-suite with a beautiful copper bath, separate shower and double basins. The second bedroom is also a wonderfully sized double with the bathroom adjacent. The lower ground floor has two spacious rooms currently used as a formal dining room and family room. Outside the large terrace is a real bonus to this already exceptional apartment. The parking for the development is accessed via electric gates for which this property has two allocated parking spaces with additional space for visitors on a first come first served basis.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.

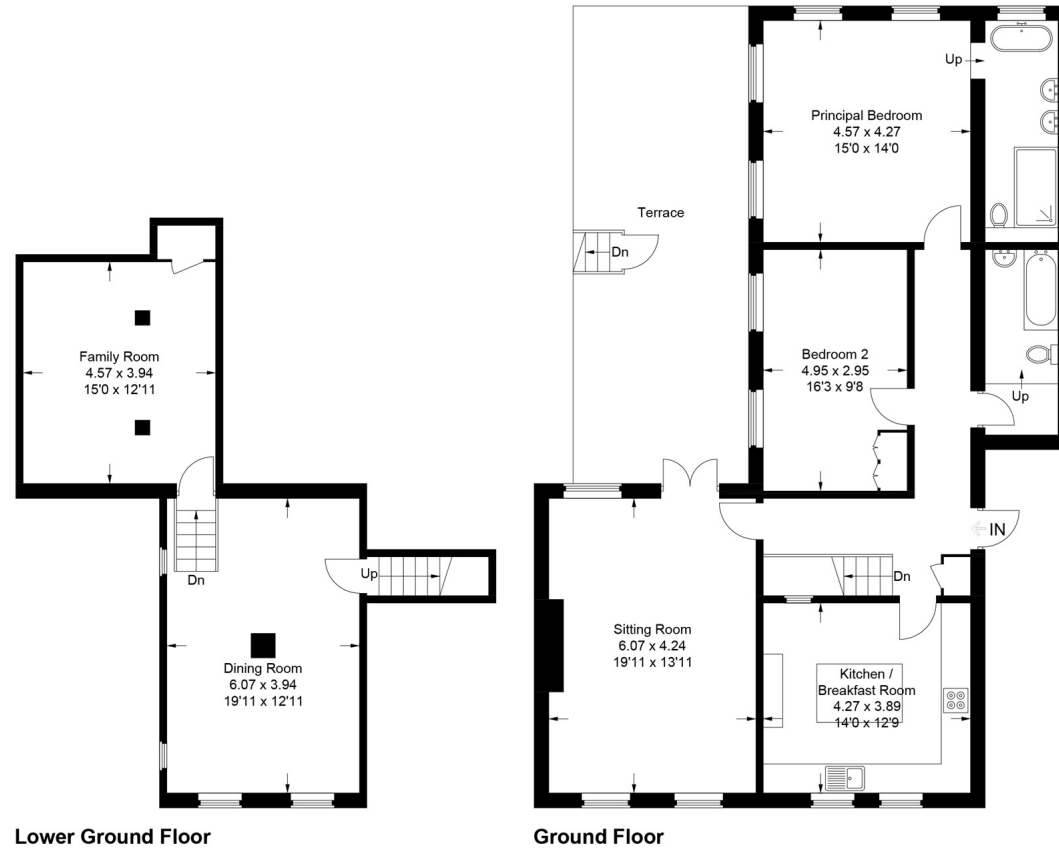


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
 Lower Ground Floor = 45.2 sq m / 486 sq ft
 Ground Floor = 109.6 sq m / 1,180 sq ft
 Total = 154.8 sq m / 1,666 sq ft



Lower Ground Floor

Ground 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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