

Ivy House Lane

, HP4 2PP

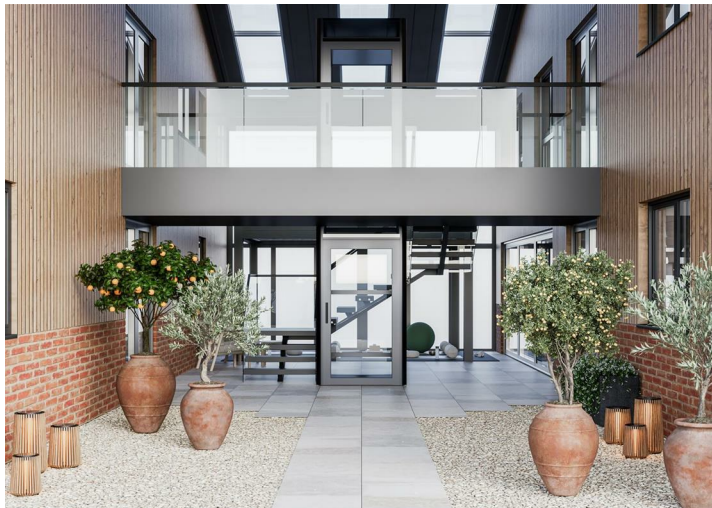


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Guide Price £1,100,000

- Exclusive development of just 5 properties
 - Wonderful views
 - Lift access to first floor
- Balconies to first floor apartments
- Terraces to ground floor apartments



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Property Features:

- Kitchens: All properties feature Masterclass kitchens in a modern shaker style, with Quartz countertops. Integrated Neff appliances include two single ovens, an 80 cm induction hob with a built-in extractor, a fridge/freezer, a wine fridge, and a dishwasher. A Quooker tap is also installed, providing both boiling and filtered water.
- Bathrooms: Each bathroom is fitted with Villeroy & Boch sanitary ware, brushed stainless steel taps, porcelain tiles, mirrored cabinets with heated mirrors, and underfloor heating.
- Heating: Each property has underfloor heating throughout, pressurized hot water cylinders
- Flooring & Carpets: Common living spaces feature engineered wood flooring, while all bedrooms are carpeted and come with built-in wardrobes in the principal bedroom.
- EV Charging: Each property is provided with an EV charging point in the parking area.

Property Breakdown:

LAST REMAINING UNIT

Apartment 2 (Approx. 1,638 sq. ft.)

A superb three-bedroom ground-floor apartment featuring an expansive open-plan living space that combines the kitchen and dining areas. The principal bedroom includes a dressing area and an en-suite with both a bath and a separate shower. Two additional double bedrooms come with fitted wardrobes and share a bathroom. A utility room and plant room complete the accommodation.

Services:

- Private Drainage: Shared treatment system for all five properties
- Mains Electricity
- Heating via mains gas

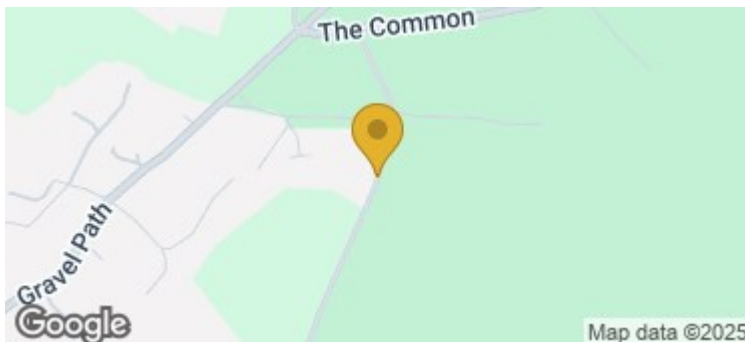
PLOT 2



Fine & Country Berkhamsted
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152.27 sqm / 1638 sq.ft



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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