

16 St Edmunds  
Berkhamsted  
HP4 2HS

David  
**Doyle**  
Sales and Lettings

Price £230,000 Freehold



\*\* NO UPPER SALES CHAIN \*\*

A well presented apartment situated in this popular Berkhamsted development off Hilltop Road approximately 0.5 miles from the centre of Berkhamsted. Accommodation includes an entrance hallway, SPACIOUS open plan living/dining room, kitchen, utility cupboard, bathroom & double bedroom. Externally the property also benefits from access to communal parking and a useful store cupboard. Council tax band B. Viewing Highly recommended.

Berkhamsted offers a wide variety of recreational facilities along with an abundance of cafes, shops and restaurants.

Easy access can be gained to the A41 bypass, which links to the M25 motor way and the mainline railway station with fast and frequent service to London (Euston).

## One Double Bedroom Apartment

Sought After Berkhamsted Development

Fitted Kitchen & Bathroom

Far Reaching Views Generous Living/Dining Room

Personal Storage Shed

Secure Entry Phone

Ample parking Facilities

NO UPPER CHAIN

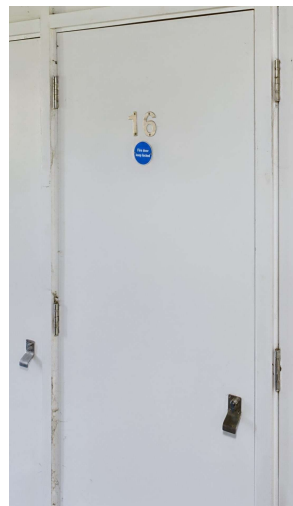
Viewing Advised

Council Tax Band B



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 16 St Edmunds, Berkhamsted, Hertfordshire, HP4 2HS

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1970

Council Tax Band B

This year council tax charge 1296 single person

Tenure Leasehold

Service charge this year 460 per year

Name of management company Dacorum borough council

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

What parking facilities does your property have Car park

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	Yes
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is the property under 11 meters high?	No
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Are you aware of any works required to the block?	No
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Is the property in a conservation are?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property is a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.