

27 Lincoln Court,
Berkhamsted, Hertfordshire,
HP4 3EN

David
Doyle
Sales and Lettings

Price £425,000 Leasehold



Situated in this sought after private development is this spacious and well presented 2 double bedroom duplex apartment with a garage. Conveniently located for Berkhamsted High Street, local shops, restaurants, bars, amenities and Berkhamsted main line station with links to London Euston. With a long lease and NO UPPER CHAIN viewing is a MUST.

The ground floor has an entrance with stairs leading to the first floor.

The first floor is arranged with a good sized lounge dining room that enjoys view to the rear over the well kept communal gardens and a kitchen breakfast room. The kitchen has been refitted with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and a matching breakfast bar area.

The second floor features 2 double bedrooms and a family bathroom, the bathroom has been refitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a pedestal wash hand basin and a low level WC.

The communal gardens are an outstanding feature and are beautifully maintained, the apartment benefits from a garage, two parking permits for the open air car park area, a long lease and NO UPPER CHAIN.

Viewing is highly recommended.

Berkhamsted is a charming market town in Hertfordshire, known for its rich history, excellent schools, and vibrant high street. Surrounded by the Chiltern Hills, it offers a perfect blend of countryside living and convenient transport links, including direct trains to London Euston. The town boasts an array of independent shops, cafés, and restaurants, alongside historic landmarks such as Berkhamsted Castle. Berkhamsted is a highly sought after location for families and professionals alike.

Spacious and well presented 2 double bedroom duplex apartment

Situated on this sought after private development in the popular area of Berkhamsted

Spacious lounge dining room

Refitted kitchen breakfast room

First floor refitted family bathroom

Garage

Well maintained communal gardens

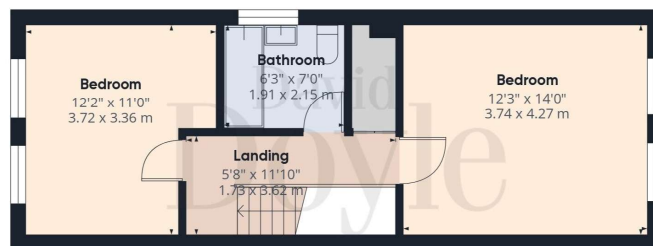
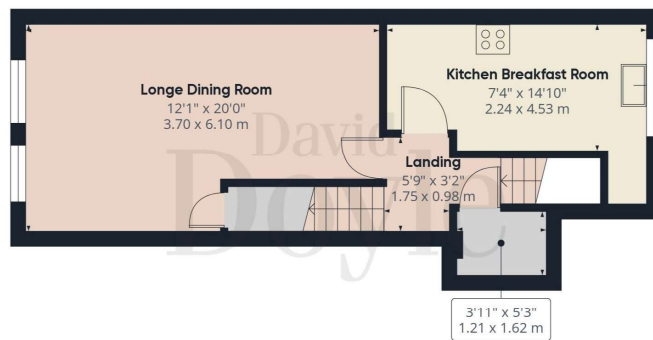
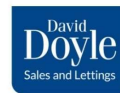
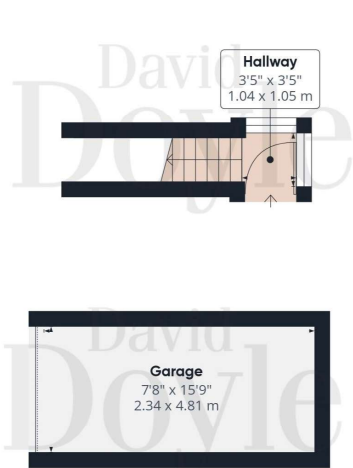
Long lease

NO UPPER CHAIN

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Leasehold



Approximate total area[®]

976.82 ft²
90.75 m²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

27 Lincoln Court, Berkhamsted, Hertfordshire, HP4 3EN

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?	1969
Council Tax Band	c
This year council tax charge	2039
Tenure	Leasehold
Remaining Lease Length	circa 130
Ground Rent	£245
Next ground rent review date	December 25
Method of review/price increase	n/a
Service charge this year	£2916
Name of management company	Crabtree Management LtEd
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Electricity
How is your broadband supplied	Cable
Do you have a telephone connection?	Unknown

What parking facilities does your property have	Garage
Please state any costs per annum for parking	Parking permit annual £15
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
is the property under 11 meters high?	No
Are you aware of any works required to the block?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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.