



Broadwater

Berkhamsted, Hertfordshire HP4 2AH



Canalside calm in the heart of town.

This beautifully presented ground floor apartment is set within a sought-after canalside development, right in the heart of Berkhamsted. With its own private entrance, the interior is finished in a calm, neutral palette, creating a light-filled, modern space that feels both considered and spacious.

The open-plan living space is filled with natural light, with French doors leading directly to a private garden. The kitchen features traditional cabinetry alongside integrated appliances, including an oven, hob and fridge/freezer.

There are two bedrooms and the main bedroom includes built-in wardrobes. The shower room is finished in a sleek, contemporary style with excellent natural light.

Externally, the property benefits from an attractive private rear garden, and has access to well-maintained communal grounds. A nearby garage is included, along with residents' permit parking. Visitor parking is also available.

Guide price: £440,000
Tenure: Share of Freehold



The apartment is offered with a share of the Freehold and low service charges. It also benefits from no onward chain.

Located just moments from the Grand Union Canal, Waitrose, the High Street and Berkhamsted's mainline station, this stunning home offers a rare combination: design-conscious simplicity, town-centre vibrancy, and the tranquillity of waterside living - all in one.

TENURE:

The property benefits from a long Lease (995 years from 24 June 1984), and has the additional benefit of being sold with a share of Broadwater Management Company Ltd., the company which owns the Freehold.



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.



Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..

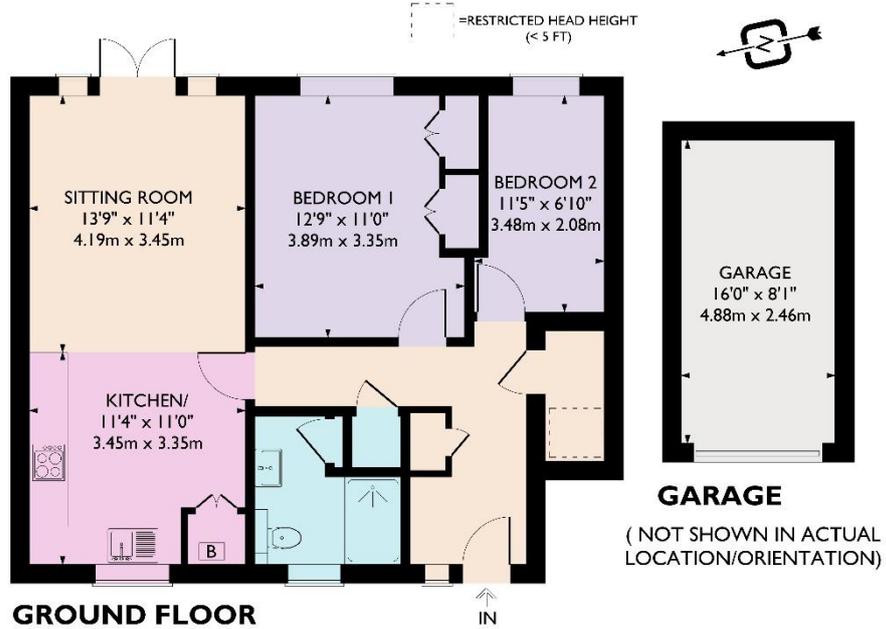


Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 724 SQ FT / 67 SQ M
 GARAGE = 129 SQ FT / 12 SQ M
 TOTAL AREA = 854 SQ FT / 79 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

Council Tax Band: TBC

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Berkhamsted Office | 01442 863000
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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