



Sheldon Lodge High Street, Berkhamsted HP4 1FP



Welcome to Sheldon lodge, an over 55's retirement home located in the heart of the historic town of Berkhamsted, perfect for community living. Sheldon lodge is located just off the high street, with a short level walk to nearby shops, restaurants, transport and other facilities. As you enter the building you are welcomed into large communal lounge, with an office and reception desk where the lodge manager is based and who is happy to help with any aspect regarding residence in the retirement home. The lounge and adjacent kitchen play host to regular opportunities to socialise and take part in activities with other residents. In addition, there is a treatment room and laundry, for use by all residents.

Inside the apartment, located on the ground floor, you are welcomed from the hall into a light and open reception room, with space for seating and dining in one. The reception room has a Juliet balcony with views over the communal gardens to the rear and leads into the separate fully equipped kitchen which also benefits from plenty of storage and preparation space. From the hall there is access to the double bedroom with a large window to the rear garden and fitted built in wardrobes, the bathroom, equipped with a walk-in shower, and a large walk-in cupboard for storage. The apartment is in 'ready to move in' condition.

Sheldon Lodge is situated in Berkhamsted close to the Chiltern Hills between Tring and Hemel Hempstead. The historic town provides excellent shopping and leisure facilities which include a wide variety of food, clothing and eatery establishments, together with a library, tennis club, bowls club, several banks, gyms, and hairdressers. The town has an independent cinema and theatre, a leisure centre with swimming pool, several dentists and GP surgeries all within a short distance of Sheldon Lodge. Train services from Berkhamsted station link travellers to places including Milton Keynes Central and London Euston with onward connections nationwide. Local bus services operate to local larger towns also includes an 'on demand' service which links the town to nearby areas of outstanding natural beauty such as Ashridge and Ivinghoe Beacon.

A guest suite is available for residents' friends and family to stay in. In addition, residents are entitled to use the guest suites at all Churchill Living developments across the country.

Sheldon Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed in all apartments, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and comprehensive fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Sheldon Lodge High Street, Berkhamsted

- Garden facing
- Chain free
- Ready to move in
- Members lounge
- Over 55s

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3571.14

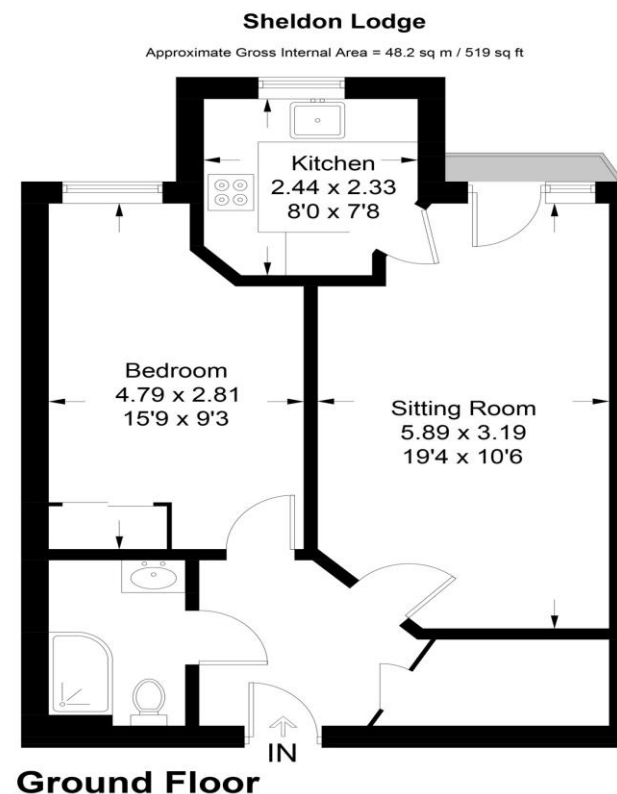
Ground Rent: 718.40

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000

The perfect one bedroom retirement flat in the heart of Berkhamsted, with restaurants, shops and a bustling High street on your doorstep. Chain free and ready to move in.



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. (ID1340286)

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Property Reference:
BKH103429 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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