



# COWPER ROAD, BERKHAMSTED

£219,950 Leasehold

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## ACCOMMODATION

Situated in a peaceful, tucked-away position just off the High Street, this recently updated first-floor retirement apartment is exclusively available to purchasers aged 60 and over. Located at the rear of the highly sought-after Nightingale Lodge development, the property offers both privacy and convenience—within easy reach of town centre amenities and the mainline railway station.

Nightingale Lodge is a warden-controlled retirement community featuring a resident manager, on-site laundry facilities, and a guest suite for visitors. The development also boasts well-maintained communal areas and ample parking for residents and guests.

Apartment 29 is accessed via a secure entrance lobby with an entry phone system and stairs to the first floor. The private entrance hall includes a cloak cupboard and linen storage, leading to a generously sized sitting room and a modern refitted kitchen/breakfast room.

Accommodation includes two well-proportioned bedrooms and a refurbished bathroom suite featuring a panel-enclosed bath with shower over, pedestal wash basin, and low-level WC. The apartment benefits from Economy 7 storage heating throughout.

This is a rare opportunity to acquire a comfortable, low-maintenance home in a friendly and secure retirement community, right in the heart of town.

Location - Cowper Road leads directly off the High Street and is very conveniently placed, being within walking distance of the town centre facilities and mainline station. Educational facilities are excellent, with a variety of schools being close at hand, including the Berkhamsted School, and for the commuter, wishing to travel by road, easy access can be gained to the A41 bypass, leading directly to the M25 at Kings Langley (Junction 20), thereby facilitating access to the national motorway network.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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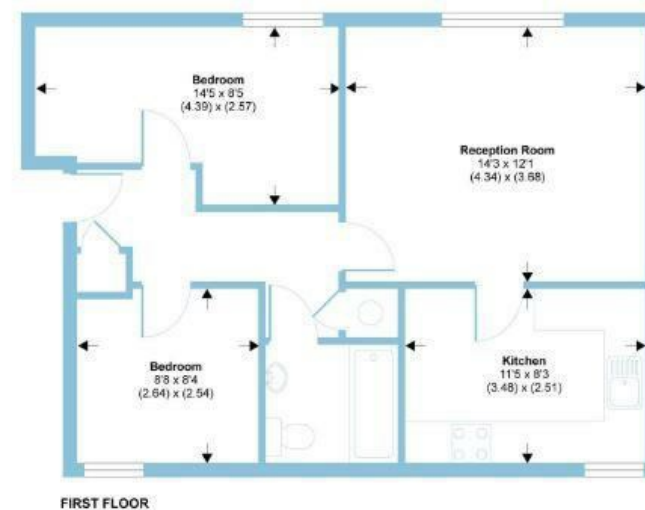






# Cowper Road, Berkhamsted, HP4

Approximate Area = 578 sq ft / 53.7 sq m  
For identification only - Not to scale



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