



Ravens Wharf Ravens Lane, Berkhamsted HP4 2UA



A spacious two double bedroom first floor apartment ideally situated in the heart of Berkhamsted, within easy reach of the High Street, mainline station, and a range of local amenities. The property provides well-proportioned accommodation beginning with a generous entrance hall which is ideal to use for extra storage. There is a bright and spacious lounge/ diner with a balcony, along with two double bedrooms and a family bathroom. Stairs from the hallway rise to a well laid out kitchen/breakfast room. The property also includes a useful lock up storage cupboard and allocated parking.





welcome to Ravens Wharf Ravens Lane, Berkhamsted

- Two double bedrooms
- First Floor apartment
- Lounge/ dining room
- Kitchen/breakfast room
- Secure allocated parking

Tenure: Leasehold EPC Rating: Awaiting

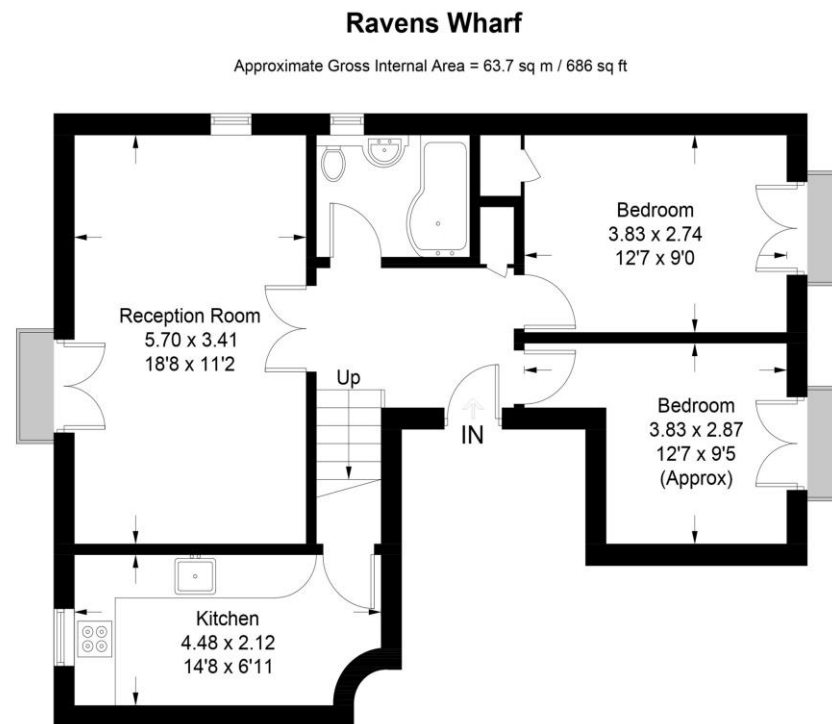
Council Tax Band: D Service Charge: 1200.00

Ground Rent: 300.00

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.

£400,000

Ideal for those seeking convenient central Berkhamsted location, this two double bedroom first floor apartment offers spacious accommodation and secure allocated parking, offered chain free.



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. (ID1304521)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH103341 - 0002

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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



brownandmerry.co.uk