

Pheasant Close, Berkhamsted HP4 2HQ

brown & merry





A welcoming and stylish entrance hall leads into a spacious lounge, where multi-aspect windows flood the room with natural light, creating a warm and inviting living space. The modern kitchen is in excellent condition, offering sleek integrated appliances and generous storage and a utility area with white goods included . The bathroom has been tastefully updated to include a shower over the bath, basin, and WC and floor to ceiling tiles. The double bedroom continues the theme of light and space, providing a calm and comfortable retreat. The property has useful storage cupboards and an outside utility area which is a useful multi use space. The property is ideally located just a stone's throw from Berkhamsted High Street's shops, cafés, and amenities, and within easy walking distance of the station. This apartment perfectly combines modern living with convenience and style.

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

Pheasant Close, Berkhamsted

- Chain Free
- Central Location
- Bright and Airy
- Open Plan Living
- Residents Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 512.02

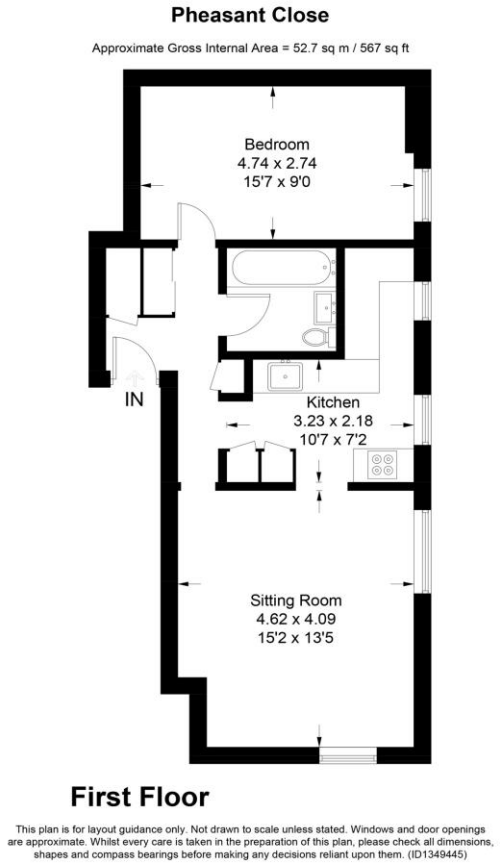
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£210,000

This beautifully bright and modern one-bedroom first floor flat enjoys a convenient position just off the high street with stunning panoramic views across Berkhamsted, offered chain free and vacant possession.



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Property Reference:
BKH103478 - 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.

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