



View of block



£145,000

Set in the heart of Berkhamsted moments from the High Street, this one bedroom retirement apartment is offered to the market with no onward chain. Comprising separate kitchen, lounge/dining room and a shower room, the development is warden controlled and also benefits from resident and visitor parking.

Property Description

COMMUNAL ENTRANCE

Secure door with intercom. Door to:

ENTRANCE HALL

Doors to all rooms, built-in storage cupboard, radiator, intercom for access.

LOUNGE/DINER

Double glazed windows to front and rear aspects. Radiator.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, sink with mixer tap and drainer, space for fridge freezer and washing machine, integrated oven and hob with extractor over, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Pedestal wash hand basin with mixer tap, low level WC, heated towel rail, built-in storage cupboard housing hot water cylinder, shower cubicle.

OUTSIDE

PARKING

Permit parking with further visitor parking.

COMMUNAL GARDENS

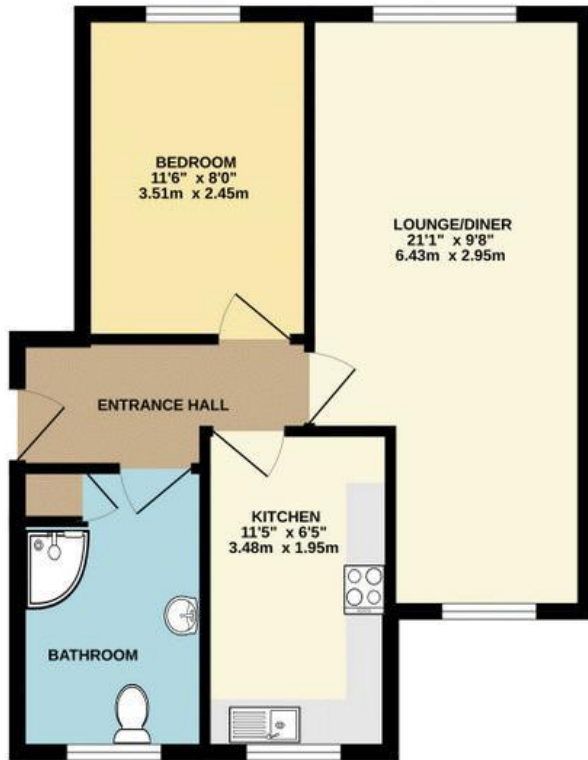
LEASE DETAILS:

Years: 58 Service Charge: £4524 Ground Rent: £150

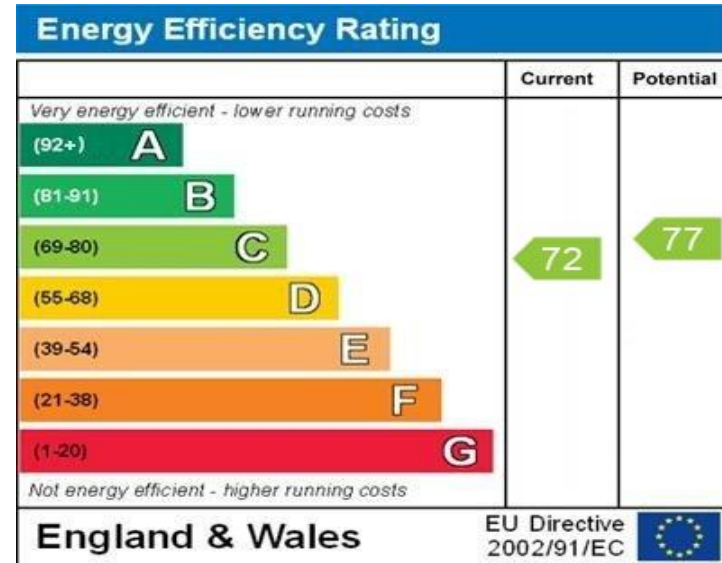
COUNCIL TAX BAND: B

EPC RATING: C

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Maaepc-02024



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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