18 Nightingale Lodge, Cowper Road

Berkhamsted

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Offers In Excess Of £150,000

entrance hall | lounge/dining room | kitchen | bedroom | family bathroom | parking | communal gardens

A charming one bedroom retirement apartment at Nightingale Lodge, offering an easy, independent lifestyle in the heart of Berkhamsted.

Ideally positioned just off Berkhamsted's vibrant High Street, this well presented one bedroom top floor retirement apartment offers comfortable, low maintenance living in a wonderfully convenient setting, with the added benefit of lift access.

The apartment provides approximately 482 sq ft of well proportioned accommodation, including a generous lounge/dining room, separate kitchen, spacious bedroom and modern bathroom. Its tucked away position offers a peaceful setting, while the High Street and railway station are both within easy walking distance.

Nightingale Lodge is for residents aged 60 and over and offers a range of useful communal facilities, including attractive gardens, residents' parking, a laundry room and visitors' accommodation.

With Berkhamsted's excellent selection of shops, cafés, restaurants and everyday amenities right on the doorstep, this is a wonderful opportunity to enjoy retirement living in the heart of this highly sought after town.

Services

Electric hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

Tenure

Lease: 99 years from 1985
Service charge: £4,881.48 per year
Ground Rent: £150 per year

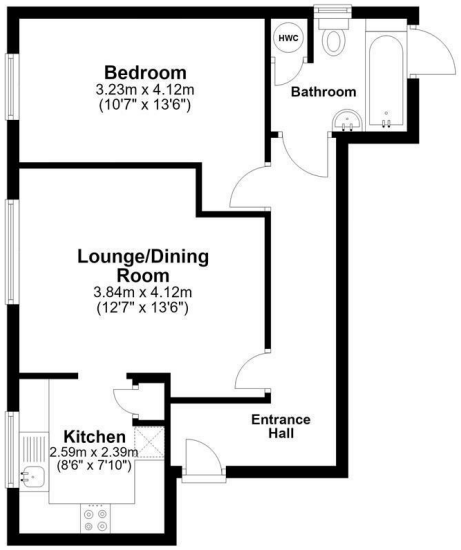
Situation

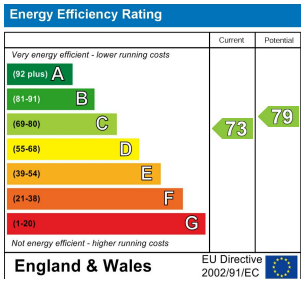
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Floor Plan

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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