



Nightingale Lodge, Cowper Road, Berkhamsted, Hertfordshire HP4 3ED

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Nestled in a tucked-away position just off Berkhamsted's vibrant High Street, this spacious two-bedroom, first floor apartment offers convenient living for the over 60s in the heart of this historic market town. Beautifully presented following recent decoration, the property welcomes you with a spacious entrance hall, setting the tone for generous proportions throughout.

The bright and airy sitting/dining room enjoys charming views over the well-tended communal gardens, creating a tranquil backdrop for both relaxing evenings and entertaining guests. Both bedrooms are of excellent size, offering comfortable retreats with ample space for furnishings. The kitchen is thoughtfully designed for both style and practicality, while a sleek shower room completes the well-appointed accommodation. Plush new carpets enhance the warmth and comfort underfoot throughout.

Residents benefit from communal parking, adding further convenience to this desirable home. Nightingale Lodge's location is second to none, situated mere moments from Berkhamsted's eclectic mix of independent boutiques, quality restaurants and bars, and major supermarkets including Waitrose, M&S and Tesco.

Berkhamsted is surrounded by beautiful countryside on the edge of the Chiltern Hills, with the picturesque Ashridge Estate and the Grand Union Canal offering countless opportunities for walking and outdoor pursuits. Commuters will appreciate excellent transport links, with the mainline railway station—just a short stroll away—providing fast access to London Euston in approximately 35 minutes. The A41 bypass gives quick connections to the M25 and M1, while Luton and Heathrow airports are within easy reach.

This practical apartment presents a superb opportunity to enjoy town centre living with amenities and transport links close at hand. Arrange a viewing today to truly appreciate everything this exceptional property has to offer.

Important information:

LEASEHOLD: 99 Years from 25th December 1985

MAINTENANCE: £377.91 per month

GROUND RENT: £150 per annum

Leasehold | Council Tax Band C | EPC rating C

Offers in the region of £230,000





Approximate Gross Internal Area
61.6 sq m / 663 sq ft

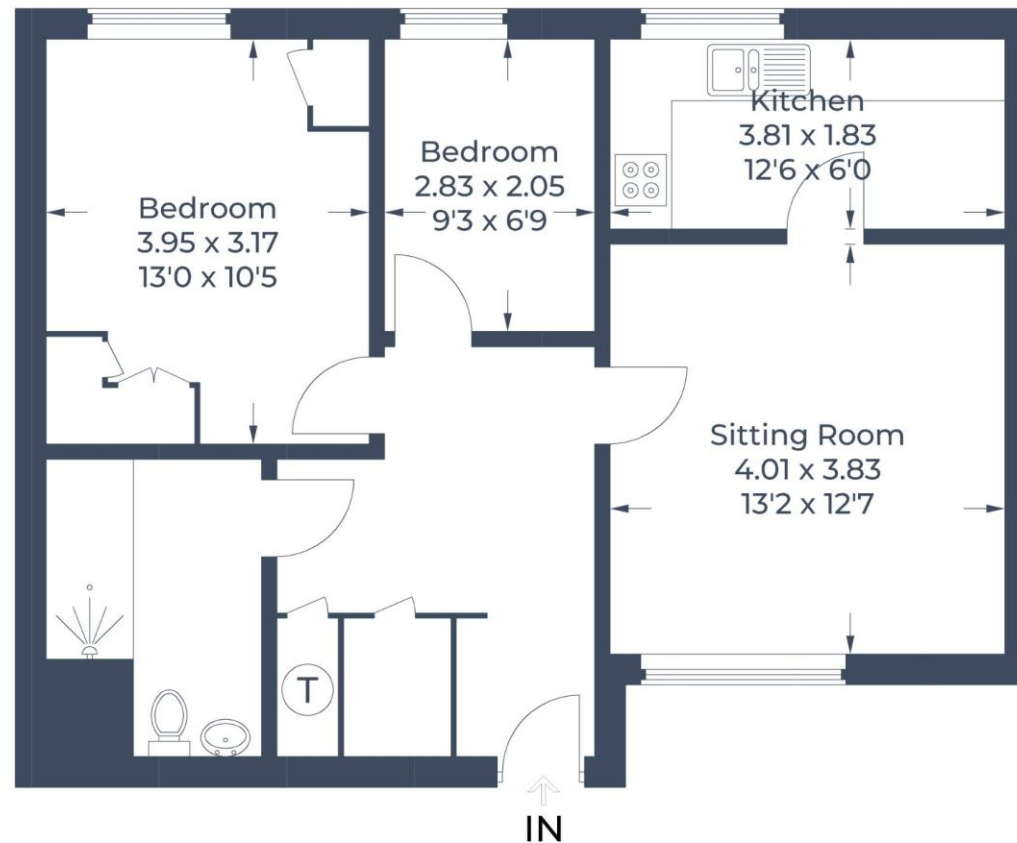


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measurements are approximate, not to scale.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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