



2 Quennell House Sheldon Way, Berkhamsted, HP4 1FF Offers in excess of £315,000

Good Move are delighted to present this two-bedroom ground floor apartment with private terrace & allocated parking.

Situated in a highly sought-after location, this beautifully presented two-bedroom ground floor apartment offers spacious, modern living with the added benefit of a private terrace and allocated parking.

The heart of the home is the generous open-plan living and dining area, flooded with natural light and providing direct access to the private terrace—an ideal space for relaxing, entertaining, or enjoying your morning coffee. The adjoining contemporary kitchen is well-appointed with a range of integrated appliances and ample storage, creating a practical yet stylish living environment.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. A modern family bathroom serves the second bedroom and guests, while additional hallway storage adds to the apartment's practicality.

Further benefits include an allocated parking space, secure communal entrance, and an excellent location within easy walking distance of the town centre, mainline train station, and local amenities. Combining generous accommodation, outdoor space, and superb convenience, this apartment is perfectly suited to first-time buyers, downsizers, commuters, or investors alike.



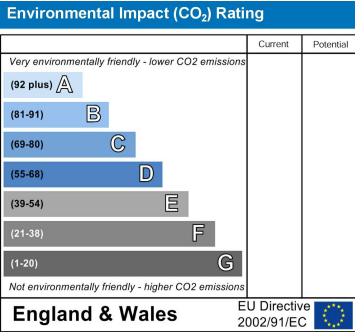
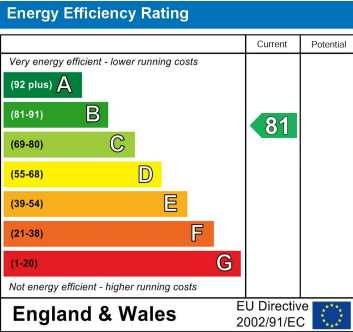
Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

131 years remaining on the lease
Ground rent: £400 per annum
Maintenance charge: £1722 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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