Asking Price £220,000 Leasehold

1 Bedroom, Apartment - Retirement

34, Sheldon Lodge High Street, Berkhamsted, Hertfordshire, HP4 1FP

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Sales & Lettings
Retirement Property Specialists

Sheldon Lodge

Situated on the High Street in the town of Berkhamsted, Sheldon Lodge is a stylish development of 48 one and two bedroom apartments.

The countryside surrounds the Lodge, bordering the Chiltern Hills and is placed between Tring and Hemel Hempstead. The River Bulbourne and the Grand Union Canal run through the town. Places of interest include Berkhamsted Castle and St Peter's Church (with an architecture spanning a number of architectural periods) and the Grand Union Canal. Walks include the Graham Greene Trail, the Berkhamsted Waterways Walk and the Heritage Walk. Berkhamsted provides excellent shopping and leisure facilities which include, amongst others, bakers, supermarkets, cafes, restaurants, pharmacies, hairdressers, and clothes shops all within the main centre and walking distance from Sheldon Lodge.

Train services from Berkhamsted link to places including Milton Keynes Central, South Croydon, Tring and London Euston. Bus services run to destinations such Tring, Hemel Hempstead, Aylesbury, Kings Langley and Watford.

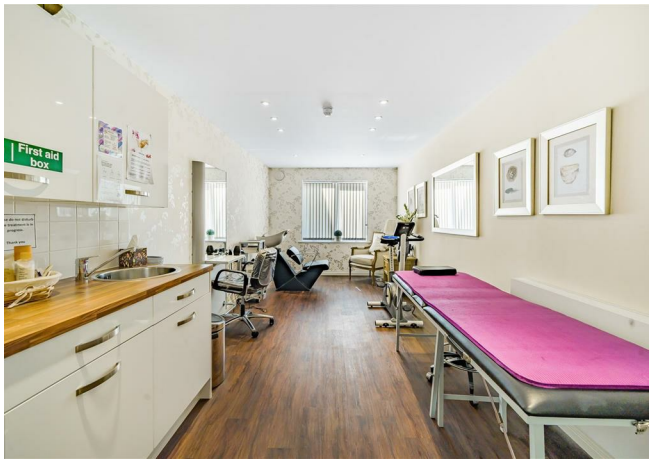
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Sheldon Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Sheldon Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sheldon Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Sheldon Lodge! Churchill Sales & Lettings are delighted to be marketing this beautifully presented one bedroom apartment. The property is conveniently located for the stairs and benefits from being South Westerly facing.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, dishwasher, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired and a window keeps this lovely bedroom bright and airy.

The Shower room offers a curved shower with handrail, a WC, wash basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Owners private car park
- Lift to all floors
- Communal laundry room
- Situated close to local shopping facilities and transport links
- Lodge Manager available 5 days a week
- South Westerly facing
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st May 2027): £3,571.14 per annum.

Ground rent £718.40 per annum. To be reviewed May 2029.

Council Tax Band C

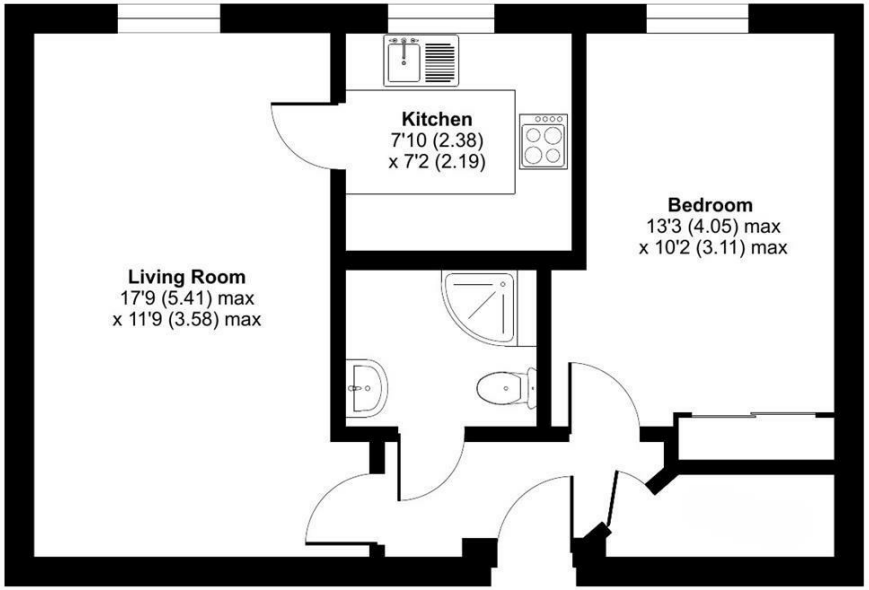
125 lease years commencing 2015

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, Air Source Heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1483135

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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