









High Street

Berkhamsted

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Offers In Excess Of £180,000

entrance hall | lounge/dining room | kitchen | two bedrooms | shower room | communal lounge | laundry room | communal gardens | parking | NO CHAIN

This bright and well presented two bedroom ground floor retirement apartment offers comfortable, low maintenance living in a convenient central location. NO CHAIN.

Ideally suited to those looking to downsize and enjoy independent living, the apartment forms part of the sought after Gilhams Court retirement development, available to residents aged 60 and over (for a couple minimum age is 55 and 60). Its High Street location means Berkhamsted's shops, cafés, pubs and restaurants are all close by, while the station is also within easy walking distance.
The accommodation includes a welcoming entrance hall, bright living/dining room with French doors opening to the front, fitted kitchen, two double bedrooms and a shower room/wet room. The second bedroom offers useful flexibility as a study or guest room.

Parking is available close to the apartment, with the added benefit of secure underground parking in the adjoining block.

Gilhams Court features two well maintained blocks with attractive communal areas, lounges and gardens, as well as a guest suite for visitors and a laundry room. A well located apartment offering a comfortable and independent lifestyle in the heart of Berkhamsted.

Tenure
Leasehold: Lease: 104 years remaining
Service charge: £3052. payable every 6 months. Total £6104.
Ground Rent: £244.50 payable every 6 months. Total £489.

Assignment Fee: Owners of the lease are required to pay an assignment fee on the resale of the property, which is a percentage of the sale value, as defined in the lease of 2% on completion

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

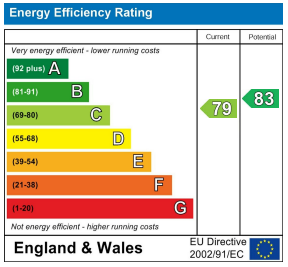
Council tax band D (Dacorum).

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).



Total area: approx. 60.7 sq. metres (653.7 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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