



High Street  
Berkhamsted

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Guide Price £295,000

entrance hall | open-plan kitchen/living room/dining room | master bedroom with ensuite shower | second bedroom | family bathroom | parking

A stylish two bedroom apartment, located in a desirable contemporary development conveniently located in the town. NO CHAIN.

The entrance hall has a video entry system, and storage cupboard. This gives access to the sitting/dining room. The kitchen is open-plan to the reception space and is fitted with a range of units and integrated appliances.

The master bedroom benefits from an ensuite shower room. There is a further double bedroom and a family bathroom.

Outside there is allocated parking for one car, plus visitors' parking.

#### Tenure

Lease: 155 years from 2007

Ground Rent: £450 per annum

Maintenance/Service Charges: £2500 per annum

#### Services

Gas fired boiler serving domestic 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).

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.

**First Floor**  
Approx, 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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