



Lincoln Court, Berkhamsted, Hertfordshire, HP4 3EN


SOVEREIGN
ESTATES

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A very spacious and beautifully presented two double bedroom duplex maisonette, situated in the highly sought-after Lincoln Court, Berkhamsted. Benefiting from an exceptionally secluded position on a private, no-through road, this impressive home enjoys sweeping views across attractive communal gardens, while boasting allocated covered parking as well as ample visitors' spaces, a short walk from the town centre amenities and station.

Arranged over two floors with its own private entrance, the maisonette is notable for its expansive, light-filled rooms and recent modern updates throughout. A welcoming staircase rises to a substantial first floor landing, thoughtfully designed to provide easy access to every part of the property. The generous reception room is a real highlight, offering both relaxing sitting and refined dining areas, all enjoying beautiful vistas over mature gardens and the green fields that frame the Berkhamsted landscape.

The contemporary kitchen caters to every culinary need, featuring plentiful storage, an integrated electric oven, ceramic hob, dishwasher, washing machine, and ample space for a large fridge freezer. Natural light streams in, complemented by uplifting views towards the well-tended front gardens. Additional storage along the spacious landing is ideal for housing coats, shoes, and everyday essentials.

On the upper floor, discover two large double bedrooms, both tastefully decorated and benefitting from recently fitted carpets. The principal bedroom comes complete with a stylish en suite shower room, while the second is perfectly placed adjacent to the sleek family bathroom.

Double-glazed windows, gas central heating, and an impeccably maintained décor reinforce the maisonette's move-in-ready appeal. Outside, residents have use of glorious communal gardens, perfect for relaxing within this quiet and peaceful ambience as well as covered allocated parking with additional spaces for visitors, all managed for residents' peace of mind.

Perfectly positioned, Lincoln Court is just a short stroll from Berkhamsted's vibrant High Street, bustling with independent shops, popular restaurants, charming wine bars, and welcoming public houses. Local conveniences include Waitrose, M&S, and Tesco supermarkets. Families are well served by an excellent choice of renowned schools in both the public and private sectors.

Commuters will appreciate the proximity of the mainline railway station, providing swift services to London Euston in just ten minutes on foot. The surrounding Chiltern Hills and the stunning Ashridge Estate offer miles of scenic countryside walks, while the Grand Union Canal winds its way through the town's heart. Outstanding access to the A41, M25, and M1, as well as easy reach to Luton and Heathrow airports, make Berkhamsted exceptionally well connected.

Leasehold 189 years from 24th June 1974 (To year 2163)

Maintenance £4,200pa for 2026

Ground Rent payable – one peppercorn

Leasehold | EPC Rating C | Council Tax Band C

Offers in the region of £425,000





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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