



**Emerton Garth, Northchurch Berkhamsted HP4 3XJ**



A one bedroom bungalow offers the perfect blend of comfort and convenience. The bungalow boasts a bright, spacious living room with patio doors leading out to the patio garden area, offering a space to relax or entertain, with the kitchen offering plenty of storage. A bathroom with a large walk in shower and a spacious double bedroom complete the accommodation. Outside, there is a private patio and access to a communal garden. Nearby amenities include Tesco, Post Office, fish and chip shop and bakery. A regular bus service runs into Berkhamsted town centre and further afield. There is also a church, pub, and recreational parks nearby with exclusive access to the canals for walks.

**Agent's Notes:**

There is a service charge of £2340 per annum for the ongoing maintenance of private and communal gardens.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





## welcome to Emerton Garth, Northchurch Berkhamsted

- One double bedroom retirement bungalow
- Patio and beautiful communal gardens
- On site manager
- Tunstall Alarm Service
- Chain free

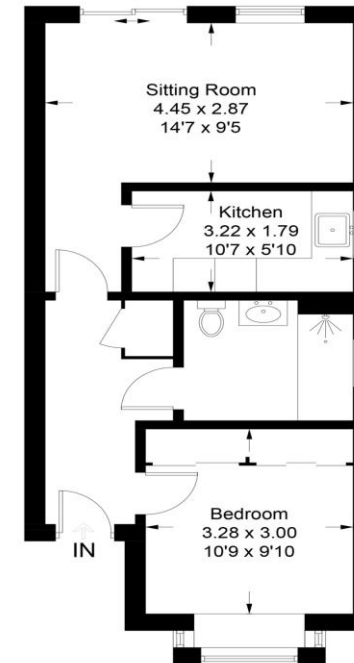
Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over

# £250,000

Nestled in the peaceful cul de sac within this desirable canal side retirement development in Northchurch, this one bedroom bungalow offers bright and comfortable accommodation.

**Emerton Garth**  
Approximate Gross Internal Area = 45.0 sq m / 484 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1296269)

**check out more properties at** [brownandmerry.co.uk](http://brownandmerry.co.uk)  
**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [sequencehome.co.uk](http://sequencehome.co.uk)



Property Reference:  
BKH103334 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01442 870444**



[berkhamsted@brownandmerry.co.uk](mailto:berkhamsted@brownandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



[brownandmerry.co.uk](http://brownandmerry.co.uk)