



**Dell Court Stag Lane, Berkhamsted HP4 1FL**



The large entrance hall leads to all accommodation. The open plan kitchen/diner/living room is bright and spacious whilst the recently upgraded kitchen has a range of base, wall and full length cupboards. Integrated appliances include: a gas hob, double electric ovens, dishwasher, washing machine and fridge/freezer. There is a balcony off the living area which offers some outdoor seating. The bathroom is beautifully presented, decorated in neutral tones and comprised of a three-piece suite. The Master Bedroom is a very generous and spacious double with fitted wardrobes and three piece shower ensuite. Bedroom Two provides a further large double bedroom. The apartment comes with an allocated covered parking space and there is a communal bike shed and communal garden. The apartment benefits from a long lease, making it an ideal first time purchase, or as an addition to an investment portfolio. The High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins is a short walk away, and on your doorstep, you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques, and the Art Deco Rex cinema.





welcome to

## Dell Court Stag Lane, Berkhamsted

- First Floor Apartment
- Two Double Bedrooms
- Open-Plan Living
- En-Suite To Master Bedroom
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £2926.08

Ground Rent: £275.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

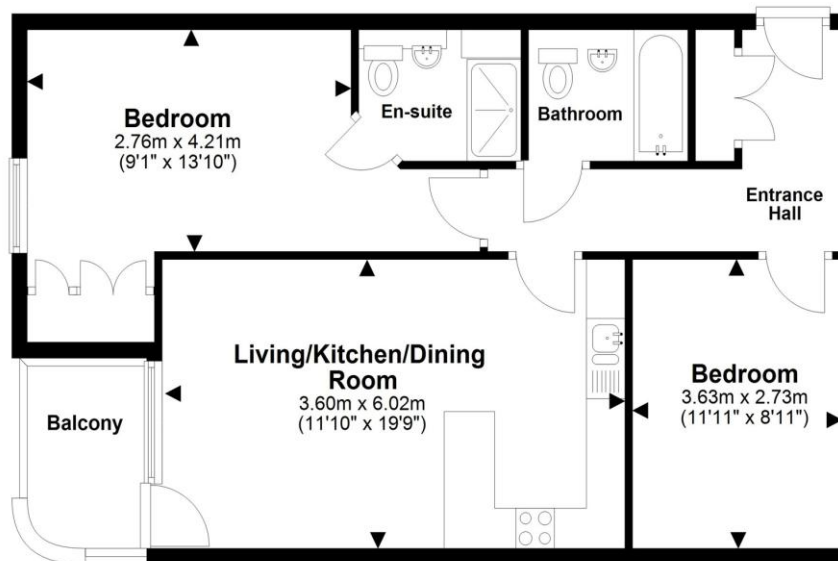
offers over

**£375,000**

A fantastic two double bedroom apartment situated in the heart of Berkhamsted benefiting from a balcony and parking.

### Floor Plan

Approx. 67.8 sq. metres (729.7 sq. feet)



Total area: approx. 67.8 sq. metres (729.7 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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Property Reference:  
BKH103318 - 0003

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