



**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.





## 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

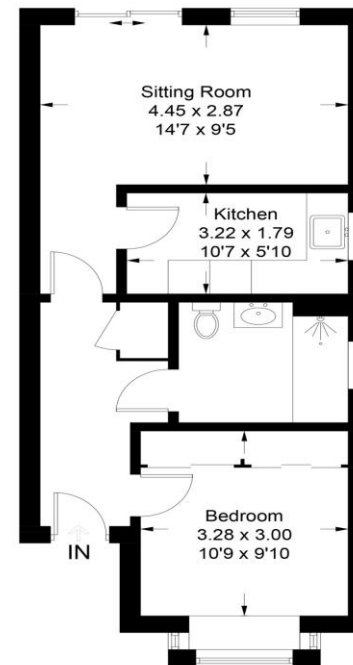
offers over

# £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)

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Property Reference:  
BKH103334 - 0005

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