



Campions Court

Berkhamsted



Offers In Excess Of £650,000

entrance hall | living/dining room | kitchen/breakfast room | principal bedroom with ensuite shower | two further bedrooms | family bathroom | garage & allocated parking | communal gardens

A spacious top floor apartment with lift access set within lovely communal grounds in this much admired, tree lined road. Further benefitting from allocated parking and a garage.



This exceptional, beautifully presented apartment offers an impressive sense of space, style and natural light throughout. The bright, dual-aspect living room is a standout feature, with far reaching views and a clearly defined dining area, perfectly designed for both relaxed everyday living and elegant entertaining.

The contemporary kitchen/breakfast room is thoughtfully appointed with sleek, modern fittings and integrated appliances, with space for informal dining.

The principal bedroom is a refined retreat, complete with fitted wardrobes and a stylish ensuite shower room. Two further generous double bedrooms offer superb flexibility for family life, guests or home working. The luxurious family bathroom is finished to a high standard and features a stunning free-standing contemporary bath, creating a true spa-like experience. Additional built-in storage cupboards enhance the practicality of the home.

Set within beautifully maintained communal grounds, the development enjoys mature trees, established planting and manicured lawns, offering a tranquil and attractive environment. The property further benefits from two allocated parking spaces and a private garage, combining convenience with everyday ease.

A superb opportunity to acquire a spacious, contemporary home finished to an excellent standard throughout.



Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage.

Council tax band F (Dacorum).

Tenure

Share of Freehold.

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).



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Approximate Gross Internal Area = 116.0 sq m / 1,249 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 129.0 sq m / 1,389 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	



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.

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