

Priory Court, BERKHAMSTED HP4 2DP

brown & merry





Located in the desirable Priory Court, this generous two-bedroom apartment offers both space and convenience in a highly sought-after central Berkhamsted location. Just a stone's throw from the High Street and within easy reach of the mainline train station, the property is perfectly positioned for both commuters and those who enjoy town centre living. The accommodation comprises a 20ft spacious lounge/dining room with large windows, a modern fitted kitchen boasting ample storage, integrated appliances and a breakfast bar, two well-proportioned double bedrooms, and a well-maintained bathroom. Further benefits include an extended lease and two allocated parking spaces.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











welcome to

Priory Court, BERKHAMSTED

- Two Double Bedroom Apartment
- Fantastic Condition Throughout
- Generous Living/Dining Area
- Modern Kitchen
- Extended Lease

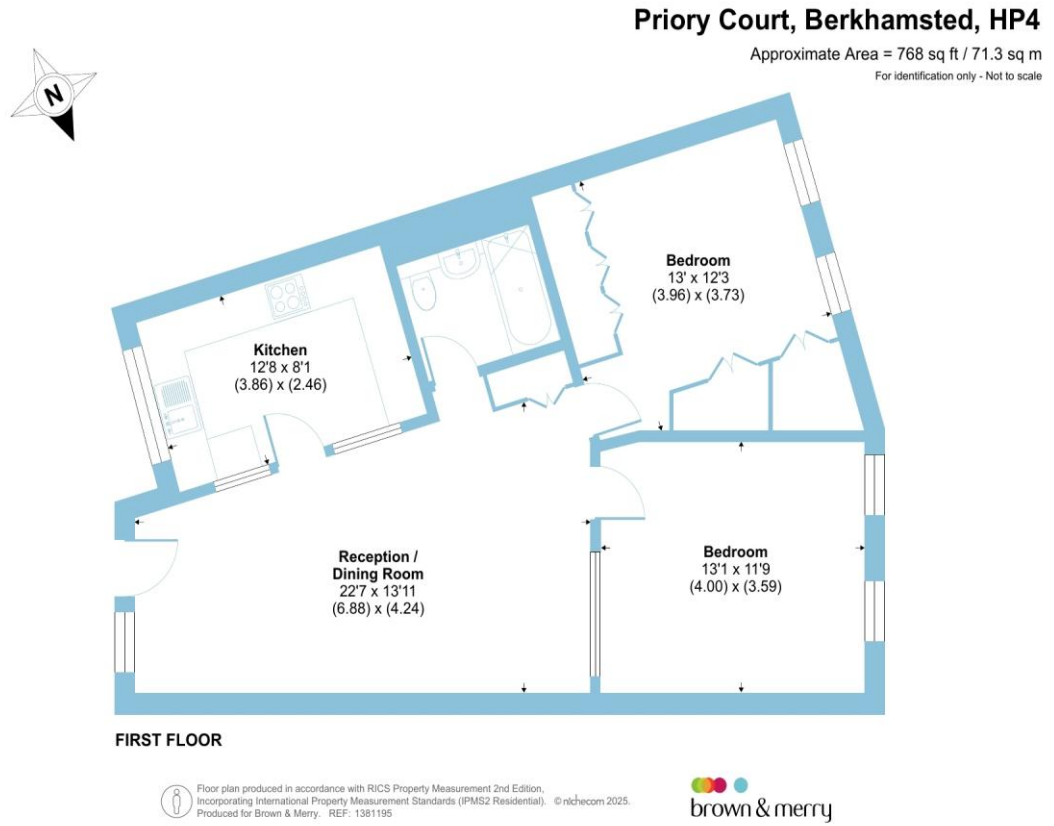
Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1584.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000

Located a stone's throw only from Berkhamsted High Street this fantastic spacious, naturally light two double bedroom flat presents in excellent condition throughout benefiting from an extended lease and two allocated parking spaces.



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The Property Ombudsman

Property Reference:
BKH102079- 0005

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.

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