



High Street
Berkhamsted

High Street Berkhamsted

Offers In Excess Of £325,000

entrance hall | stairs | first floor landing | living room | kitchen/breakfast room |
bathroom | stairs | second floor landing | two double bedrooms

A spacious two double bedroom duplex apartment with its own private entrance, perfectly positioned on the High Street. NO CHAIN.

Situated in the heart of the town, this exceptionally spacious duplex apartment offers generous and versatile accommodation arranged over two floors, just a short walk from the mainline station, shops, cafés and restaurants.

Accessed via its own private entrance, the property features two large double bedrooms, with the potential for reconfiguration to create a third bedroom, subject to any necessary consents. The impressive living room provides an excellent space for both relaxing and entertaining, with ample room for a dining table, making it ideal for everyday living and hosting guests. The kitchen is fitted with a range of wall and base units together with integrated appliances.

The property benefits from excellent storage, including attic and eaves space accessed from the bedrooms, and has been well cared for over the years, offering an exciting opportunity for a new owner to personalise and enhance the interiors to their own taste. Recent improvements include replacement front and rear windows, along with an extended lease and no ground rent.

This is a rare opportunity to acquire a substantial town centre home offering space, convenience and flexibility, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Tenure

Leasehold.

Length of lease: 147 years from 2026.

Service charge: £418.00 per year.

Ground Rent: Peppercorn.

Services

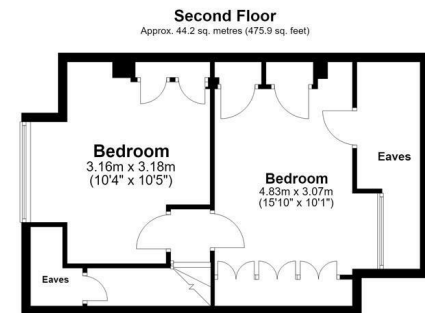
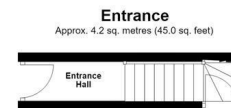
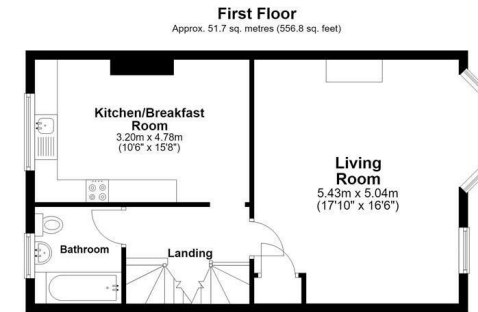
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

Situation

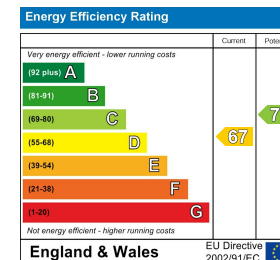
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

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.



Total area: approx. 100.1 sq. metres (1077.6 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 produced 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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