



Sheldon Way

Berkhamsted



Guide Price £365,000

entrance hall | open-plan kitchen/dining/living room | double bedroom with ensuite shower | second double bedroom | family bathroom | allocated parking | NO CHAIN

A modern two bedroom purpose-built first floor apartment located within easy reach of the town centre and mainline station.



An open-plan dual aspect kitchen/dining/living room is bright and spacious. Modern kitchen cabinetry includes integrated double oven, hob, dishwasher and fridge/freezer.

Located off the large private entrance hall, the master bedroom benefits from fitted wardrobes and an ensuite shower room. A second double bedroom is served by the modern family bathroom.

Outside, the apartment comes with an allocated parking space and shared bike storage. The Grand Union canal is moments away while a wide variety of amenities are within walking distance.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

Tenure

Leasehold
Lease: 150 years from 2007
Ground rent: £401.82 per annum
Service charge (2025): £2,234.04 per annum

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 the M25, while the mainline station provides a fast and frequent service to London (Euston).



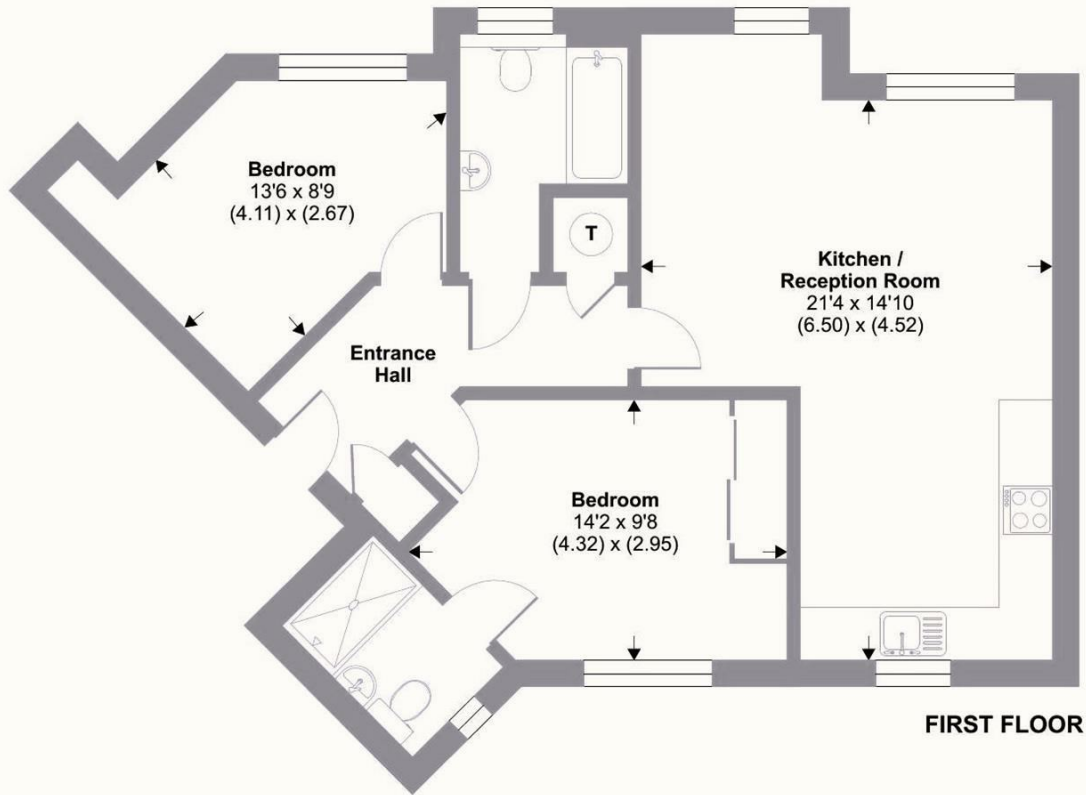
Sheldon Way

Berkhamsted

Sheldon Way, Berkhamsted, HP4

Approximate Area = 708 sq ft / 65.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

