



Chesham Road  
BERKHAMSTED

# Chesham Road

## BERKHAMSTED

## Offers In Excess Of £375,000

Communal lobby with lift | entrance hall | lounge/dining room | kitchen | master bedroom with ensuite shower | second bedroom | family bathroom | allocated parking.

Two bedroom apartment situated in a sought after gated development, just a few minutes' walk to the high street and train station. NO CHAIN.

Accessed via a smart communal lobby with lift service, the apartment opens into a welcoming entrance hall with a secure entryphone system. The bright and spacious south-facing sitting and dining room enjoys a dual aspect, with a bay window flooding the space with natural light, creating an ideal setting for both relaxing and entertaining. The property also benefits from a private balcony, providing valuable outdoor space.

The kitchen is neatly arranged with a range of fitted cupboards and integrated oven and hob, with a window allowing for good natural light.

The principal bedroom benefits from fitted storage and an ensuite shower room. A second bedroom provides flexibility as a guest room, home office or nursery. A family bathroom completes the internal accommodation.

Unusually for an apartment of this type, the property also benefits from two allocated parking bays.

Offered to the market with no upper chain and a share of freehold, this property presents a straightforward purchase in a highly convenient and desirable location close to town centre amenities.

### Tenure

Share of Freehold.

### Services

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

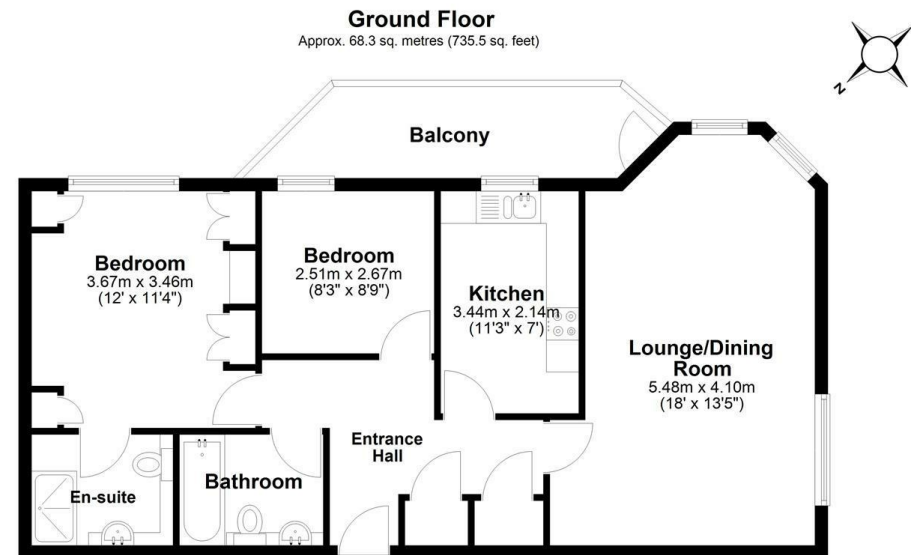
Service charge: £2,500 per annum

Council tax band E (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).

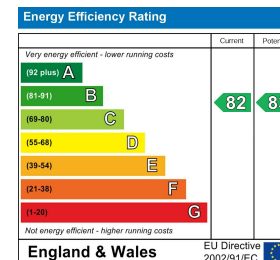
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Total area: approx. 68.3 sq. metres (735.5 sq. feet)

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 prepared 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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