



High Street  
Berkhamsted

## Offers In Excess Of £225,000

entrance hall | lounge/dining room | balcony | kitchen | bedroom | shower room |  
communal lounge | laundry room | communal gardens | parking | NO CHAIN

A unique top floor retirement apartment with its own balcony and parking, just a short stroll from Berkhamsted High Street, offering comfortable, independent living and ready to move into with no chain.

The well appointed accommodation includes an entrance hallway, a bright reception room with a balcony, a fully equipped kitchen, a spacious double bedroom, and a modern shower room.

Residents also benefit from excellent communal facilities, including a lounge, laundry room, and beautifully landscaped gardens. Lift access to all floors adds convenience, and underground parking is available for car owners.

Designed for independent living, the development is for ages 60+ (or couples 55+ & 60+), and this is the only apartment in the building with its own balcony, making it a truly unique opportunity.

### Tenure

Leasehold: Lease: 125 years from 2005  
Service charge: £6312.22 per annum  
Ground Rent 2025: £489 per annum

### Services

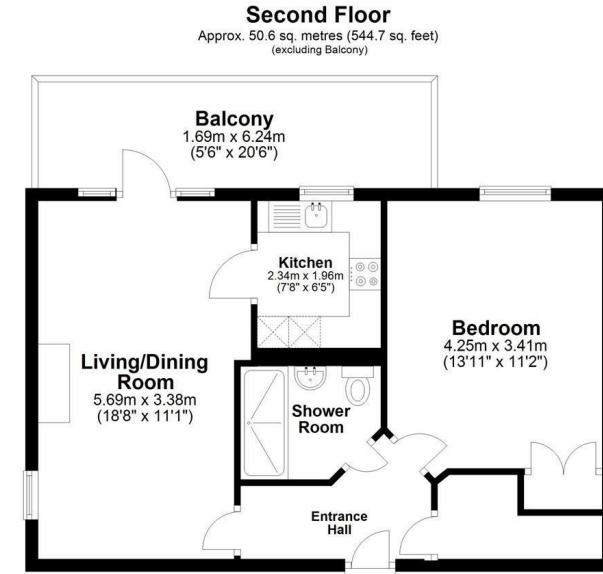
Electric hot water and heating. Mains water, electricity and drainage.

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).

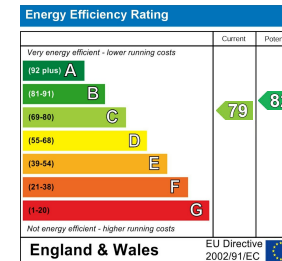
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Total area: approx. 50.6 sq. metres (544.7 sq. feet)

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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