









Graemesdyke Road

Berkhamsted

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Offers In Excess Of £425,000

gated entrance | entrance hall | kitchen | sitting /dining room | bedroom with ensuite shower | further bedroom | family bathroom | communal gardens | allocated parking

A generous sized two double bedroom ground floor apartment with private parking, situated in a GATED development in this admired tree lined road, providing easy access to the High Street shops, restaurants and the mainline station. NO CHAIN.

The property is centred around a spacious sitting/dining room, providing ample room for both seating and dining areas, with large windows allowing for plenty of natural light. The separate kitchen is well-proportioned, offering good preparation space and storage. There are two double bedrooms, including a generously sized principal bedroom with an ensuite shower room. The second bedroom is also a comfortable double and is served by the family bathroom, making the layout equally well suited to guests and family members.
A welcoming entrance hall provides access to all principal rooms and incorporates useful built-in storage, contributing to the apartment's practical and well planned design.

Outside

The development is set within beautifully maintained communal gardens featuring mature trees, colourful planting, and residents' seating areas. The apartment comes with private allocated parking and there is also ample visitor parking provision.

Tenure

Lease: 125 years from 01/06/1998
Ground Rent: £500 per annum
Service Charge: £2400 per annum

Services

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

Council tax band F (Dacorum).

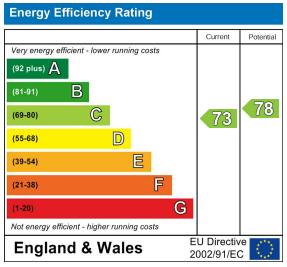
Situation

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).

Approximate Gross Internal Area = 99.6 sq m / 1,072 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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