



Nightingale Lodge, Cowper Road, Berkhamsted, Hertfordshire, HP4 3ED


SOVEREIGN
ESTATES

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A very well presented and spacious two bedroom ground floor apartment, with parking and communal gardens. Situated within a very short walk from the vibrant High Street of Berkhamsted and the station.

The apartment is double aspect and has recently had new carpets fitted and been redecorated throughout.

The spacious sitting room has a large picture window with views over the front of the development, as well as the surrounding countryside on the other side of the valley. This room offers enough space to have a designated sitting area and dining area adjacent to the kitchen. The modern fitted kitchen has generous storage, integrated appliances and views over the front.

The main bedroom is very large with built in wardrobes and views over the rear garden. The second bedroom would be ideal for visitors and could alternatively be used as a dining or hobby room if required. Both bedrooms are conveniently placed for the modern shower room. The apartment has had new internal doors, upgraded heating, replacement double glazed windows and has generous storage throughout.

Nightingale Lodge is available for someone of 60 years of age or older and benefits from additional facilities that include a laundry room, visitors accommodation, generous parking and attractive communal gardens.

Nightingale Lodge, is situated in a tucked away position and just off the High Street in Berkhamsted. The vibrant High Street has an eclectic mix of shops, restaurants, wine bars and public houses along with Waitrose, M&S and Tesco supermarkets. Berkhamsted is surrounded by beautiful countryside, on the edge of the Chiltern Hills, including the National Trust administered Ashridge Estate and has the Grand Union Canal running through its centre.

There is excellent access to surrounding areas via the A41 bypass providing a fast link to the M25 and the M1. Luton and Heathrow airports are just 17 and 27 miles respectively. The mainline railway station, provides a regular service into London Euston in approximately 35 minutes and is just a short walk from the property.

LEASEHOLD: 99 Years from 25th December 1985

MAINTENANCE: £377.91 per month for 2025 to 2026

GROUND RENT: £150 per annum

Leasehold | EPC Rating D | Council Tax Band C

Offers in the region of £235,000 Leasehold





Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

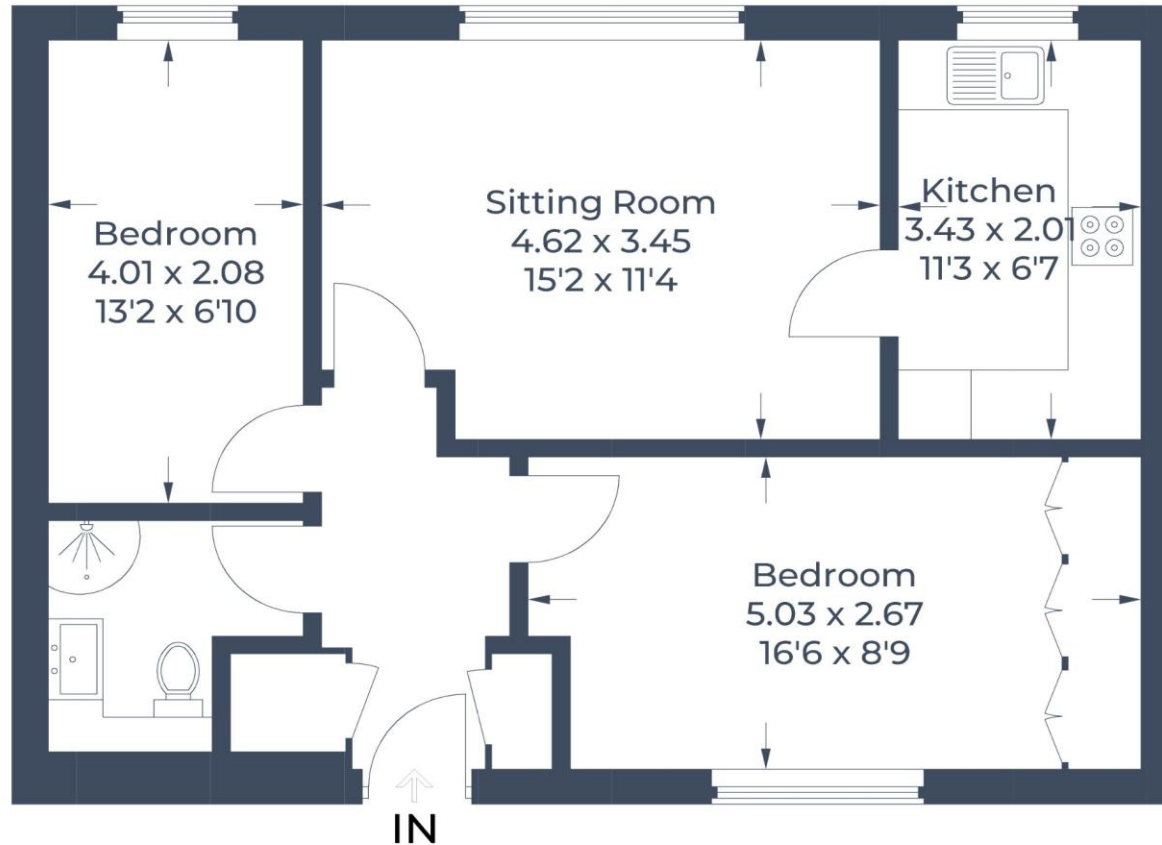


Illustration for identification purposes only,
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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