



**Connells**

Park House Park Street  
Berkhamsted



### Property Description

Park House, is superbly positioned just off the High Street in a highly sought-after and convenient location, offering easy access to an array of shops, cafés and amenities. Berkhamstead Station is approximately 0.6 miles away, making this an ideal home for commuters. The development itself is set within well maintained communal grounds, enhancing its sense of tranquillity despite its central setting.

This excellent ground floor apartment is presented in very good condition throughout and offers well-balanced accommodation. The property comprises a welcoming entrance, a spacious and bright living area, a fitted kitchen, and two generous double bedrooms, along with a well-appointed bathroom. The layout is both practical and comfortable, perfectly suited to a wide range of buyers including professionals, downsizers and investors.

Further benefits include a garage, adding valuable storage or parking, along with low service charges that contribute to the property's appeal. Combining a prime location, excellent condition and attractive surroundings, Park House offers a rare opportunity to acquire a home that ticks all the boxes for convenience, comfort and long-term value.



## Entrance Hall

Carpeted entrance hall with an airing cupboard housing the boiler and a radiator.

## Living Room

Finished to a high standard with newly laid carpets, a contemporary electric fireplace, and sleek sliding doors leading onto a private patio. Two radiators and a double glazed window provide warmth and an abundance of natural light.

## Kitchen

The kitchen is beautifully designed and locally sourced, showcasing a bespoke German finish with sleek anti-fingerprint cabinetry. A central island provides a stylish focal point, complemented by a separate wine rack and a comprehensive range of high-quality appliances, including a Bosch fridge freezer, induction hob, oven, microwave and washing machine. Further features include a larder cupboard, water softener and a double glazed window, enhancing both practicality and natural light within this elegant space.

## Bedroom 1

The bedroom benefits from bespoke fitted wardrobes, still under guarantee, alongside a matching dressing table. The space is finished with carpeting, elegant shutters and a double glazed window, with radiators ensuring comfort throughout.

## Bedroom 2

Featuring fitted wardrobes, quality carpeting, classic shutters and a radiator, creating a comfortable and refined space.

## Bathroom

Beautifully finished with full tiling, the bathroom features a modern heat pump shower, WC, vanity sink and a heated towel rail. A double glazed window enhances the room with natural light, creating a bright and refined setting.

## Garage

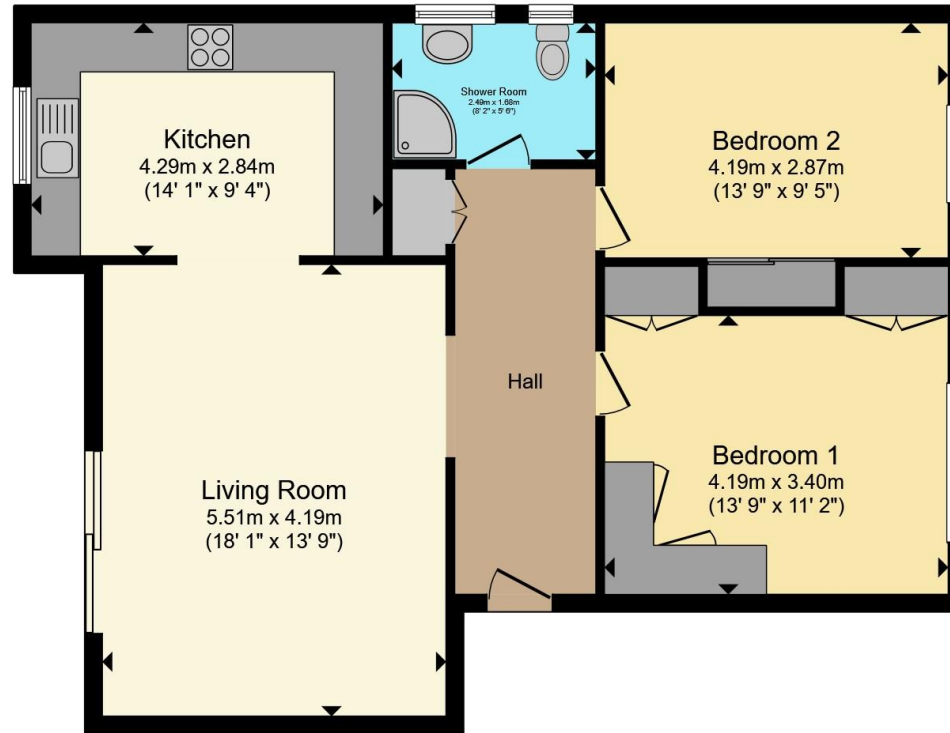
## Patio

A private patio complemented by attractive, well-tended communal grounds.









Total floor area 80.5 m<sup>2</sup> (867 sq.ft.) approx

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**T 01442 216 633**

**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating:  
Awaited

Council Tax  
Band: D

Service Charge: 70.00  
Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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