



The Pines, North Road, Berkhamsted, Hertfordshire, HP4 3DX


SOVEREIGN
ESTATES

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Nestled in one of Berkhamsted's most prestigious and desirable locations, this luxurious two double bedroom apartment offers the very best of modern living, seamlessly combined with bespoke traditional design. Completed to an exceptional specification and is ideal for those seeking both comfort and convenience, just a stone's throw from the town centre's thriving amenities.

Accommodation is arranged over two floors, offering its own private entrance adjacent to an allocated off-street parking space. The ground floor welcomes you with a spacious second bedroom positioned to the rear, granting direct access to a beautifully landscaped private patio and garden—perfect for morning coffee or evening relaxation. Adjacent, a contemporary shower room provides every modern comfort, and a staircase leads to the first floor landing, also arranged with a versatile study area ideal for working from home.

Upstairs, the heart of the home is generously proportioned, double-aspect main reception room, predominantly south-facing to flood the space with natural light. The stylish open-plan kitchen and dining area is finished to a remarkably high standard, featuring a wealth of integrated appliances including twin ovens, microwave, induction hob, dishwasher, washer dryer, and fridge freezer. This modern culinary space is perfect for both relaxed everyday living and entertaining guests. The impressive master bedroom, also double aspect, enjoys fitted wardrobes, further bespoke built-in storage, and a sleek en suite shower room. Throughout the apartment, every detail reflects the high quality of construction, from solid concrete floors between apartments and beautiful walnut veneer internal doors, to conservation-style double glazed windows and energy-efficient underfloor heating.

Stepping outside, the private garden is thoughtfully landscaped with a large patio, raised planted borders and mature shrubs, while the front garden boasts additional planting and a pleasing outlook. The property is constructed in a traditional architectural style that blends harmoniously with its conservation area surroundings, promising timeless kerb appeal. The apartment's superb location puts you within easy reach of Berkhamsted's vibrant High Street, home to an eclectic array of boutique shops, acclaimed restaurants, cosy wine bars, and friendly public houses. Supermarket options abound with Waitrose, M&S and Tesco all close at hand. Families will appreciate the excellent choice of local schools, both in the public and private sectors. For commuters, Berkhamsted's mainline railway station, offering direct links to London Euston, is just a fifteen-minute walk away. Enveloped by the wonderful countryside of the Chiltern Hills and the Ashridge Estate, with the Grand Union Canal winding through its centre, Berkhamsted offers an enviable blend of rural charm and urban convenience. Superb connections via the A41 ensure swift access to the M25 and M1, while Luton and Heathrow airports are within easy reach for international travel.

General Information

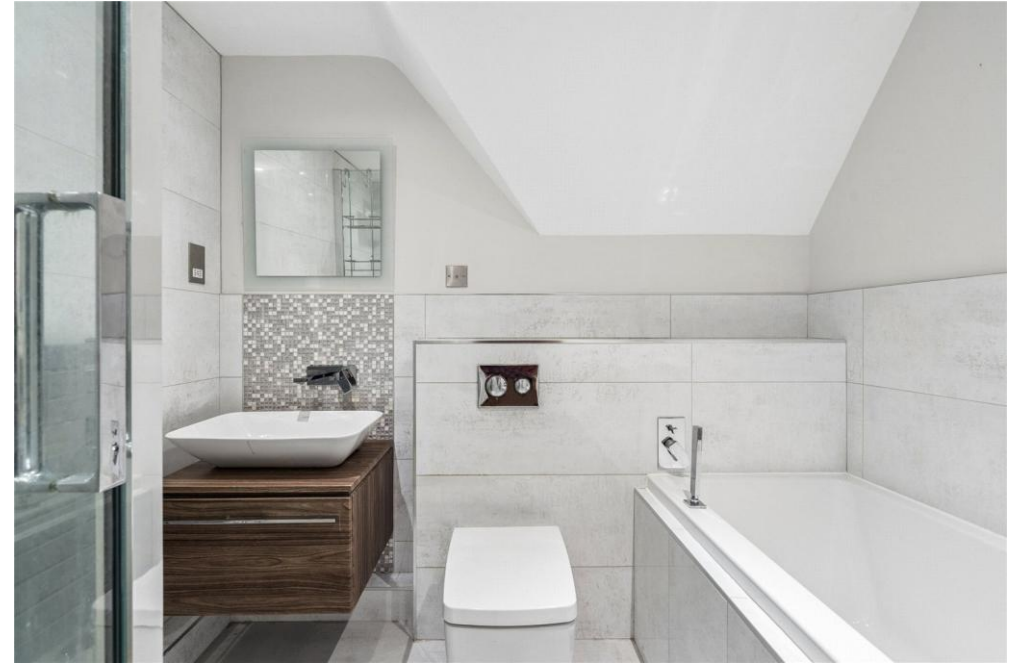
Lease: 999 years from 1/10/2015

Service Charge: £200 pa

Leasehold | Council tax band E | EPC B

Offers in the region of £725,000





Approximate Gross Internal Area
Ground Floor = 22.1 sq m / 238 sq ft
First Floor = 100.0 sq m / 1,076 sq ft
Total = 122.1 sq m / 1,314 sq ft



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

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.

Sovest Limited trading as Sovereign Estates

Registered Office Address: 211c High Street, Berkhamsted, Hertfordshire HP4 1AD
Registered in England No. 09442296. VAT No. 283 7384 67

01442 967550 | enquiries@sovest.co.uk | sovest.co.uk