



4 White Hill Court, Berkhamsted, HP4 2PS
Asking Price £265,000

space
estates.com

A well proportioned top floor apartment, situated in this ever popular location within walking distance of the town centre and main line train station. Accommodation comprises: sitting/dining room, kitchen, one double bedroom and bathroom. To the outside, the property benefits from a single garage with utility room, residents parking area and communal grounds.

Leasehold Tenure with 949 years remaining.

Annual Ground Rent: £0.

Annual Service Charge: £1440.00.

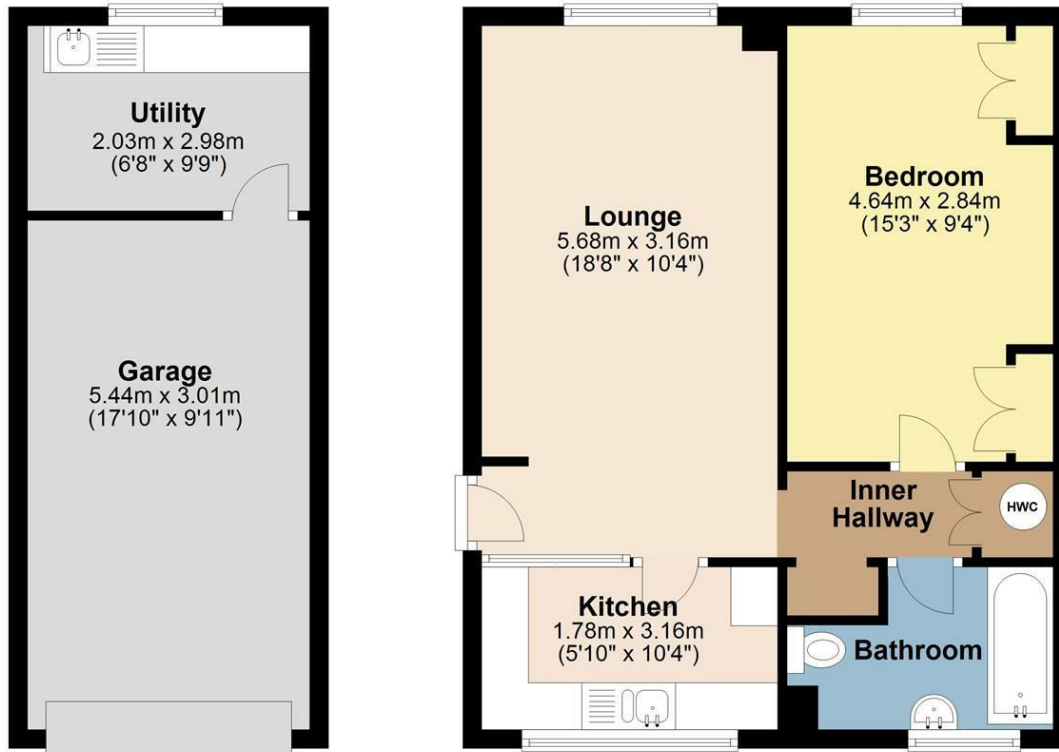
Council Tax Band C.

- NO UPPER CHAIN
- LONG LEASE
- GARAGE WITH UTILITY
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- SHARE OF FREEHOLD
- LOW SERVICE CHARGE COSTS
- GOOD SIZED ROOMS
- WALK TO TOWN CENTRE AND TRAIN STATION



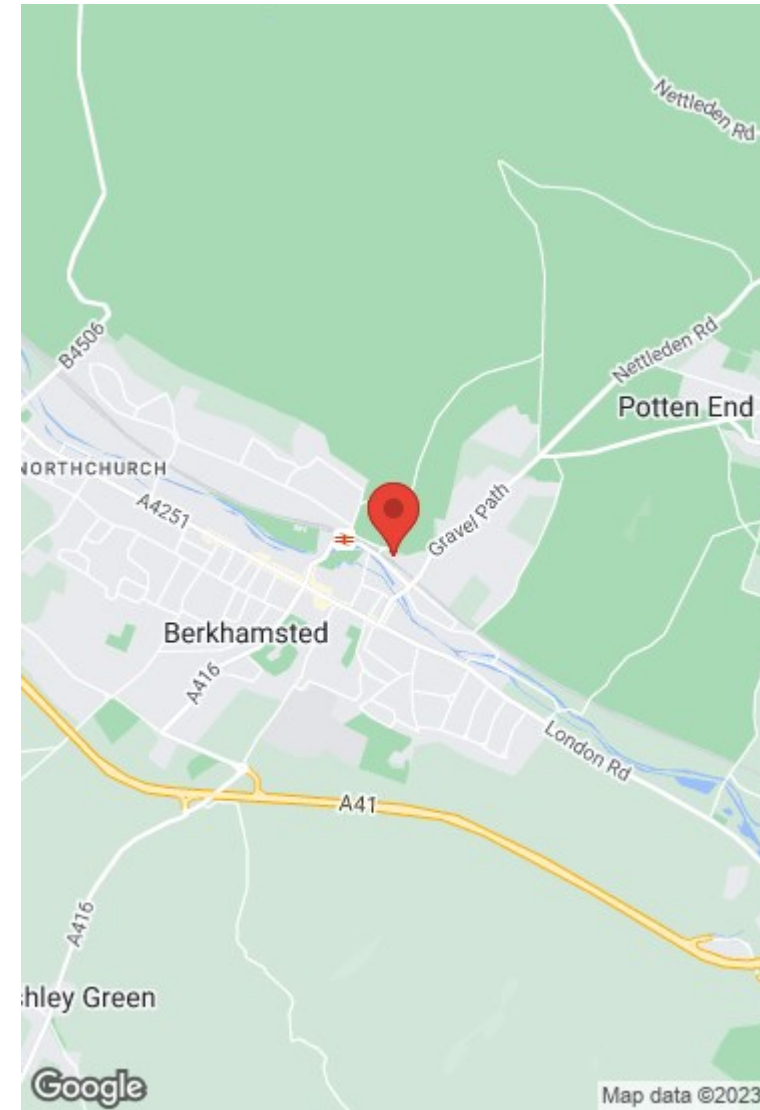
Second Floor (Sq/m excludes Garage & Utility)

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
	EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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