



High Street
Berkhamsted

Offers In Excess Of £175,000

entrance hall | lounge/dining room | kitchen | double bedroom | shower room |
underground parking | communal gardens | NO CHAIN

An attractive one bedroom top floor retirement apartment with lift access, underground parking, residents' lounge and charming communal gardens, all within walking distance of the town's amenities.

Secure entry and impeccably maintained communal areas provide access to the well presented accommodation. A spacious lounge/dining room benefits from a glazed door opening to a Juliette balcony, offering views over the pretty communal gardens. A separate kitchen comes with integrated oven, hob, fridge and freezer. From the hallway there is access to the double bedroom and a modern shower room.

This lovely development benefits from an on-site manager, 24 hour emergency call system, lift access, communal lounge with kitchen and library area, laundry room, underground parking for residents and visitors, a guest suite for visitors, and a pretty southwesterly-facing courtyard garden.

Services

Electric hot water and heating. Mains water, electricity and drainage. Council tax band C (Dacorum).

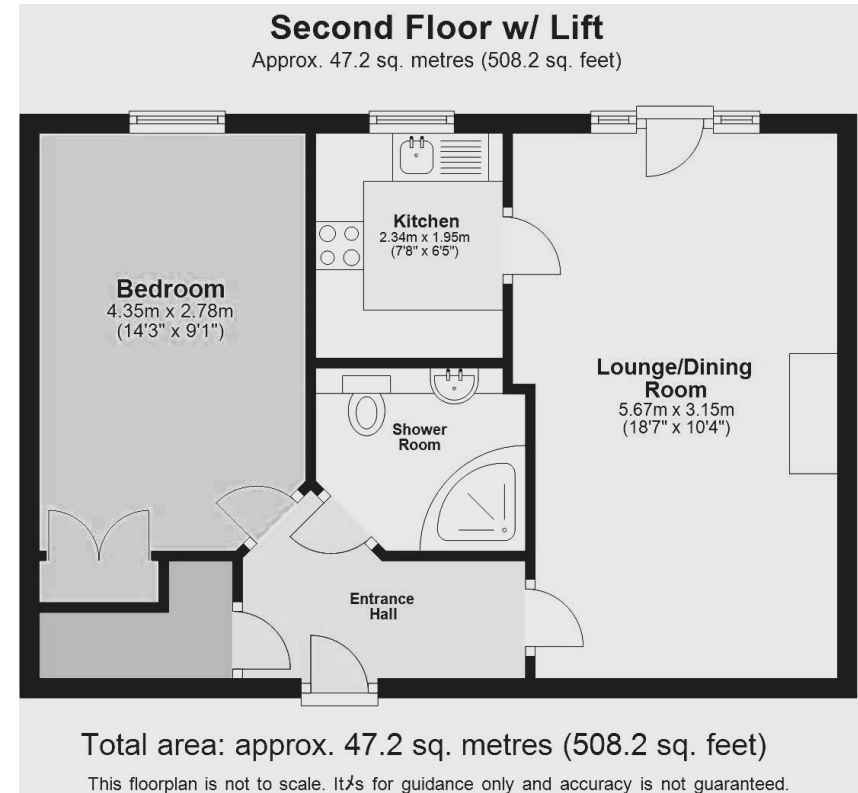
Tenure

Lease: 125 years from 2005
Ground rent: £199 payable every 6 months.
Service charge: £2352.68 payable every 6 months.

Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. The A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



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			
England & Wales		81	82
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			
England & Wales			
EU Directive 2002/91/EC			

Relax... you're with Oakleys