



Berkley Court  
Berkhamsted



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## Guide Price £250,000

entrance hall | kitchen | lounge/dining room | two bedrooms | shower room | communal grounds | allocated parking space | NO CHAIN

CASH BUYERS ONLY. A spacious ground floor apartment in this purpose-built development, conveniently situated for accessing all that the town has to offer.

A generous lounge/dining room benefits from french doors opening to a small patio area. The separate kitchen features ample modern cabinetry.

There are two double bedrooms, the larger of which includes excellent fitted storage. Accommodation is completed by the modern family shower room.

Outside there is allocated parking for one car, plus lawned communal gardens. Superbly situated in the heart of the town, moments away from a wide range of amenities.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

### Tenure

Lease expires 2076 - so approximately 52 years remaining.

Service Charge £600 per year (payable in two instalments).

Ground Rent £576 per year.

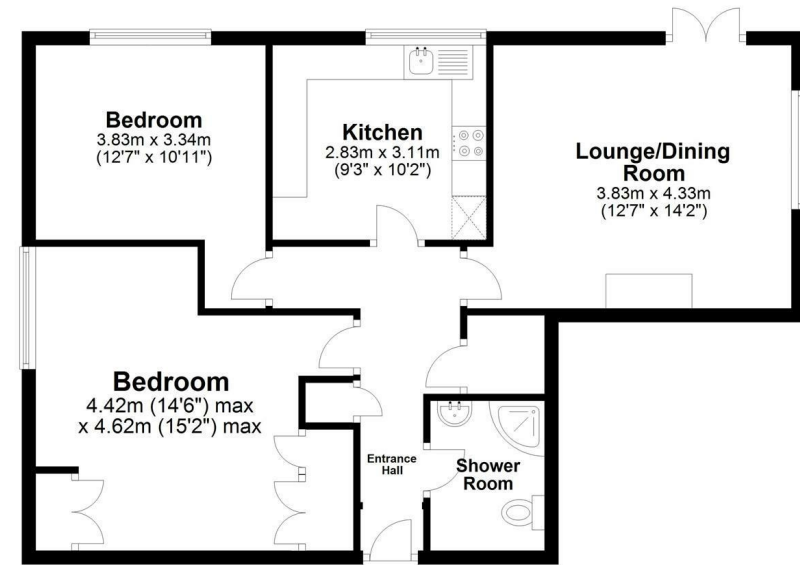
### Situation

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

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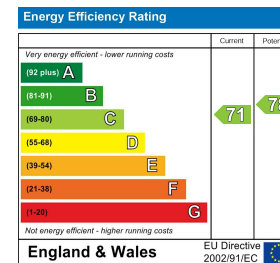
### Floor Plan

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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