



Manor Street
Berkhamsted

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Offers In Excess Of £330,000

entrance hall | first floor landing | living room/kitchen | two bedrooms | family bathroom | parking

A beautifully presented converted two bedroom first floor maisonette with one allocated parking space, superbly situated in the town centre and within walking distance of the railway station.

Accommodation comprises an entrance hall with stairs to the first floor landing, a spacious and well appointed open-plan living room and contemporary kitchen with appliances, two good-sized bedrooms, and a modern stylish family bathroom.

Outside, the property benefits from one allocated parking space.

A charming period home in the heart of the Conservation Area, with a wide array of amenities just a short walk away.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band B (Dacorum).

Tenure

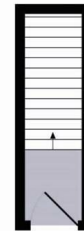
Lease: 125 years from 2018

Service Charge & Ground Rent: to be confirmed

Situation

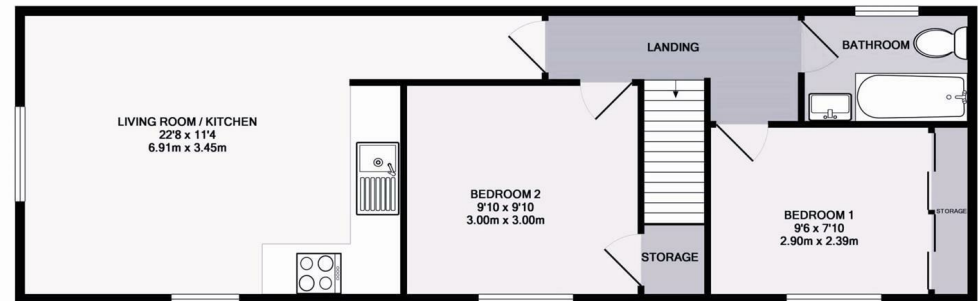
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

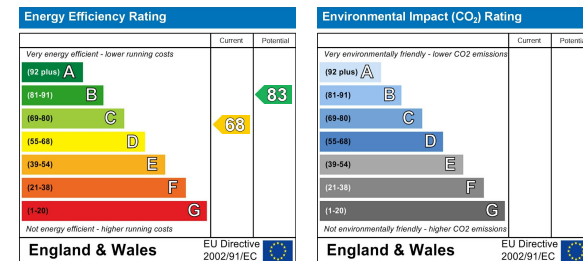


ENTRANCE FLOOR

TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



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