



Gilhams Court (RENTAL)
Berkhamsted



£1,250 Per Calendar Month

entrance hall | living room | kitchen | bedroom | shower room | communal gardens | underground parking

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 light and bright accommodation, which includes a spacious living/dining room, separate kitchen, double bedroom and 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.

A wide array of amenities are just a short, level walk away.

Services

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

Situation

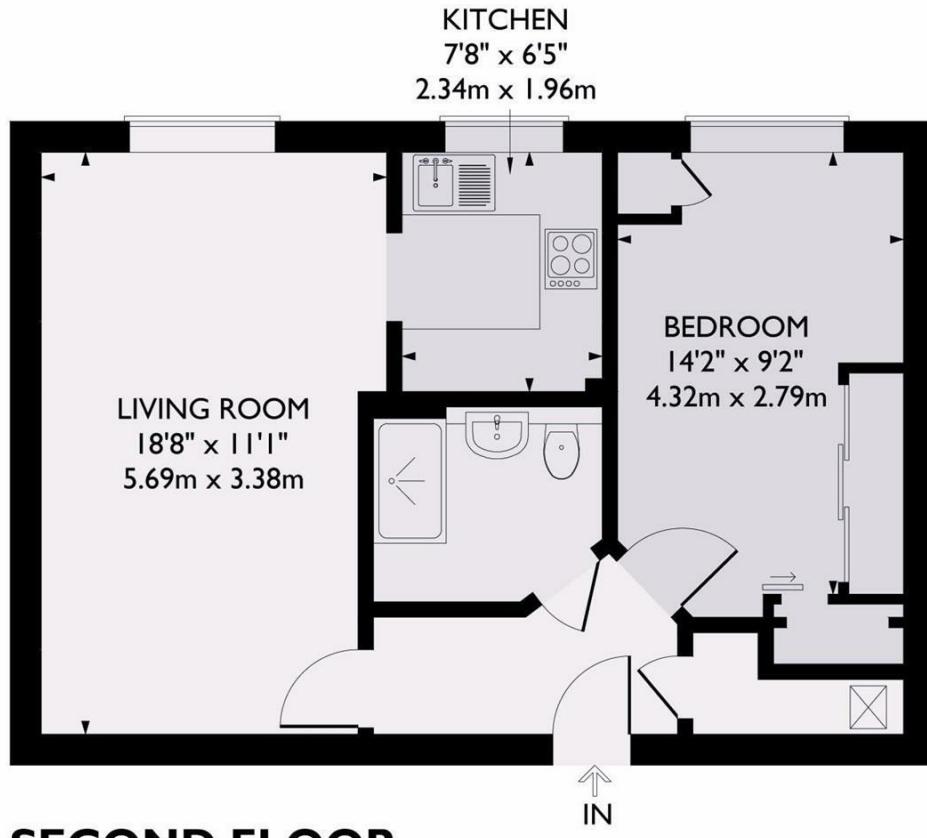
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. The A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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APPROXIMATE GROSS INTERNAL AREA = 516 SQ FT / 48 SQ M



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		EU Directive 2002/91/EC



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.

Relax... you're with Oakleys

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