



Rothesay Court
Berkhamsted

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Offers In Excess Of £375,000

entrance hall | sitting/dining room | kitchen | double bedroom with ensuite shower | second bedroom | family bathroom | garage & allocated parking | communal gardens

This well-presented second-floor apartment boasts garage parking, and is located within a prestigious and secure residential block. Situated a short distance from the town centre, offering easy access to a variety of shops, restaurants, and the mainline station.

The accommodation is bright and spacious featuring new flooring throughout. An inviting sitting/dining room benefits from a large bay window with south-westerly aspect that floods the space with natural light. The adjoining kitchen is fitted with traditional cabinetry and comes with an integrated oven and gas hob.

The apartment also includes a comfortable double bedroom complete with an ensuite shower room, alongside a second, good-sized single bedroom. A modern bathroom completes the accommodation.

The property further benefits from a garage and two parking spaces, with ample visitors' parking also available. A highly desirable development, residents enjoy communal gardens and the convenience of being just a short walk from a wide range of amenities.

Services

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

Tenure

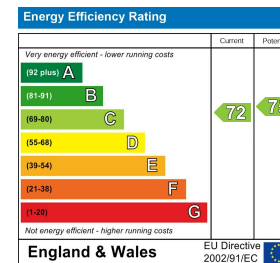
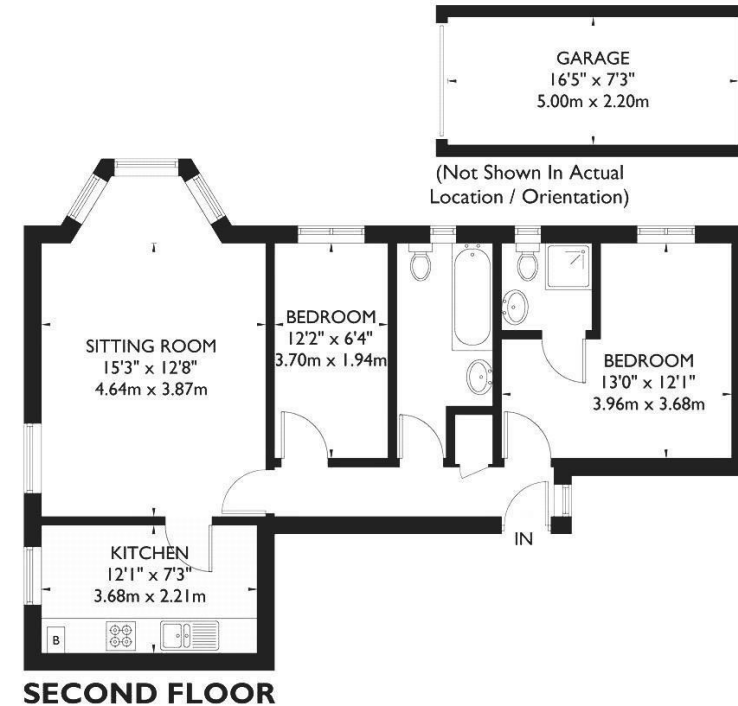
Share of Freehold. Associated lease is 150 years from 2000.
Service Charge of £1,966.77 per annum.

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.

APPROXIMATE GROSS INTERNAL AREA = 684 SQ FT / 63.6 SQ M
GARAGE = 118 SQ FT / 11 SQ M
TOTAL = 802 SQ FT / 74.6 SQ M



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

