



Broadwater  
Berkhamsted





## Offers In Excess Of £365,000

private entrance stairway | hallway | lounge/dining room | kitchen | two bedrooms | family bathroom | garage & permit parking | communal grounds

A spacious first-floor maisonette with lovely views, plus garage and permit parking. Located in this sought-after development, superbly placed for accessing the mainline station and the town centre.







A generously proportioned property offering light and airy accommodation with a scenic and varied outlook towards the Grand Union canal.

Entry is via your own private front door and stairway to the first floor.

A large dual-aspect lounge/dining room features a box bay window, and benefits from the morning and early afternoon sun. The lounge leads through to a separate well-equipped kitchen.

There are two bedrooms; a generous double and a good-sized single. Both feature fitted storage. A spacious family bathroom completes the accommodation.

#### Outside

Broadwater is a purpose-built development set in lawned communal grounds, superbly situated between the mainline station and the Grand Union canal. Also just a short walk from Berkhamsted's thriving High Street.

The property benefits from a garage in a separate block, plus permit parking.

#### 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 995 years from 24/06/1984.

Service charge of £700 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 M25, while the mainline station provides a fast and frequent service to London (Euston).





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Total area: approx. 86.4 sq. metres (929.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		74	78
		EU Directive 2002/91/EC	



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