



122 Chiltern Park Avenue, Berkhamsted, HP4 1EZ
Asking Price £275,000

space
estates.com

NO UPPER CHAIN! A first floor two bedroom apartment situated in a popular cul-de-sac location. Ideally located within walking distance of Berkhamsted Station and Town Centre. The property benefits from gas fired central heating, built in storage, large communal grounds and ample residents parking.

Accommodation briefly comprises; entrance hall, kitchen/ living / dining room, master bedroom, second bedroom, bathroom.

An ideal first time buyer or investment purchase.

Share of Freehold Tenure with 950 years remaining.
Ground Rent £0.00 per annum.
Service Charge approximately £1980.00 per annum.
Council Tax Band C.

- NO UPPER CHAIN
- FIRST FLOOR TWO BEDROOM APARTMENT
- RESIDENTS PARKING
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- POPULAR CUL-DE-SAC LOCATION
- LONG LEASE
- COMMUNAL GROUNDS
- EASY ACCESS TO STATION AND TOWN CENTRE

Entrance Hall

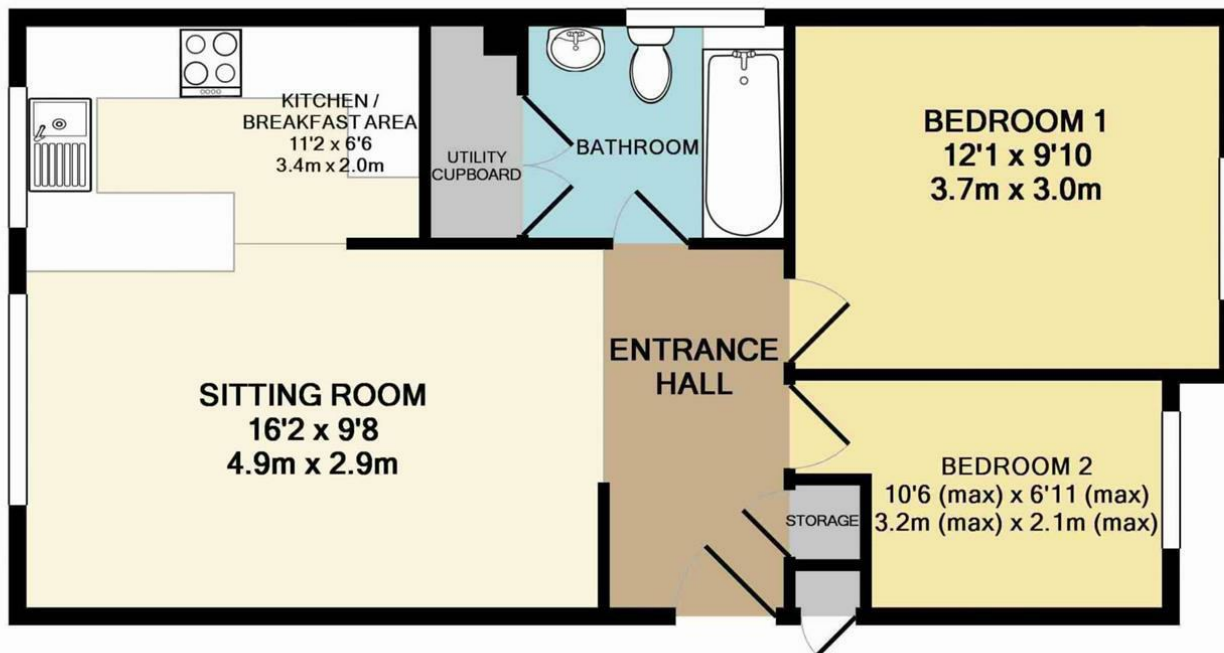
Kitchen / Living / Dining Room

Master Bedroom

Second Bedroom

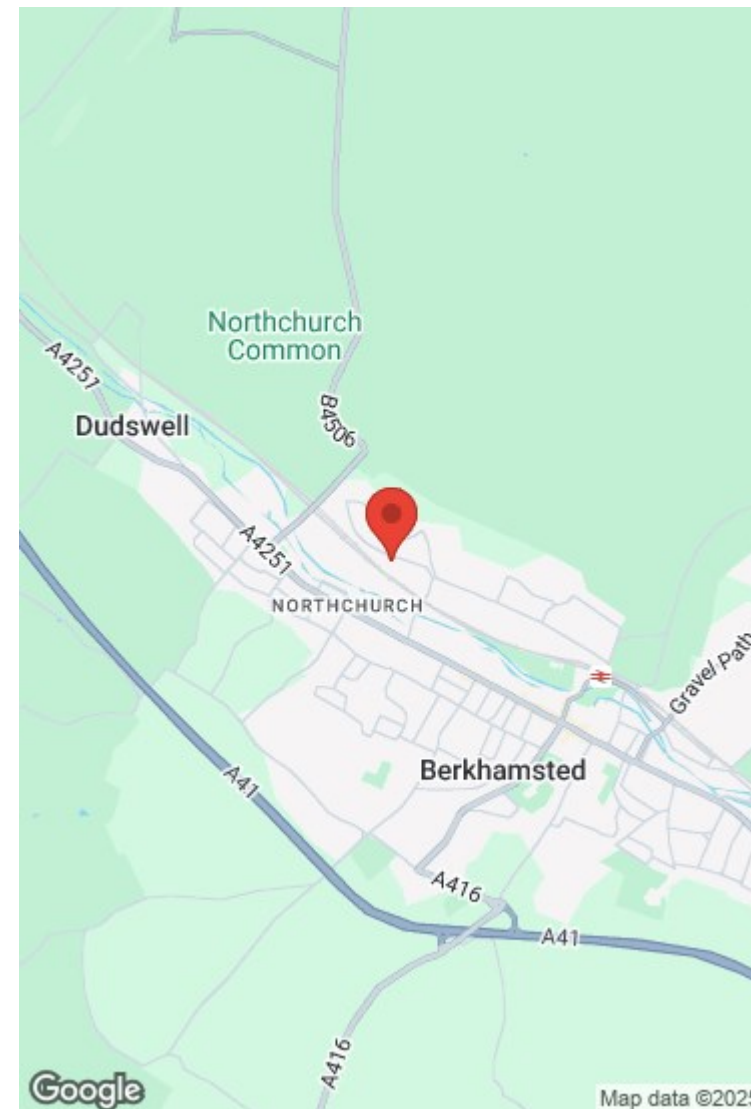
Bathroom





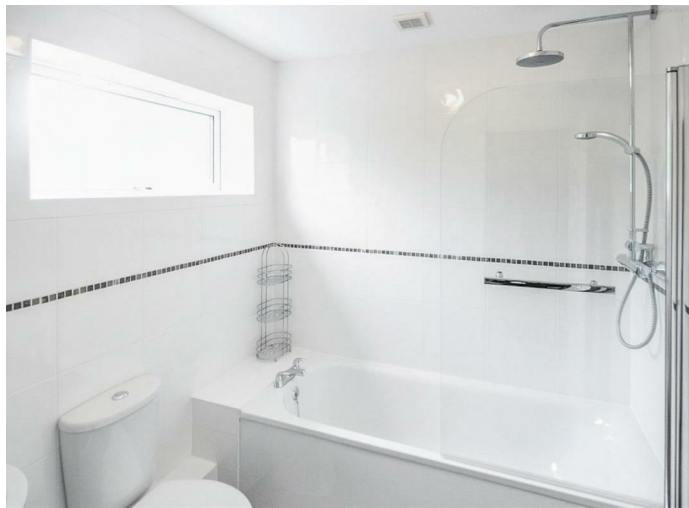
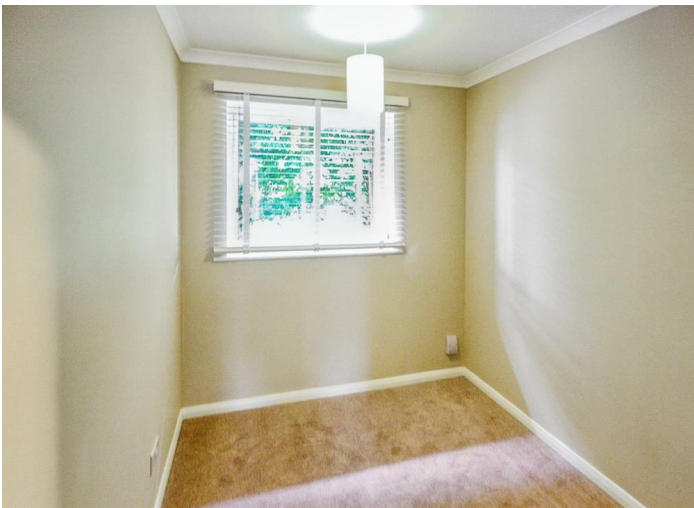
TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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