



126 Chiltern Park Avenue, Berkhamsted, HP4 1EZ
Asking Price £270,000



NO UPPER CHAIN. Positioned on the first floor of a popular cul-de-sac development, this two-bedroom apartment enjoys a convenient location just moments from Berkhamsted Station and local amenities.

The accommodation is well proportioned throughout and comprises an entrance hall leading to a kitchen, living/dining room, two bedrooms, and a family bathroom.

Externally, the property is complemented by well-maintained communal grounds and plenty of residents' parking. Internally the property benefits from gas fired central heating, modernised kitchen and bathroom.

A practical and appealing option for both first-time purchasers and buy-to-let investors.

Tenure: Share of Freehold

Lease: Currently 51 years remaining, with an extension to 999 years in progress

Ground Rent: £0 per annum

Service Charge: Approximately £1,739 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
- LEASE EXTENSION TO 999 YEARS IN PROGRESS
- COMMUNAL GROUNDS
- EASY ACCESS TO STATION AND TOWN CENTRE

Entrance Hall

Living Room

Kitchen

Master Bedroom

Second Bedroom

Bathroom

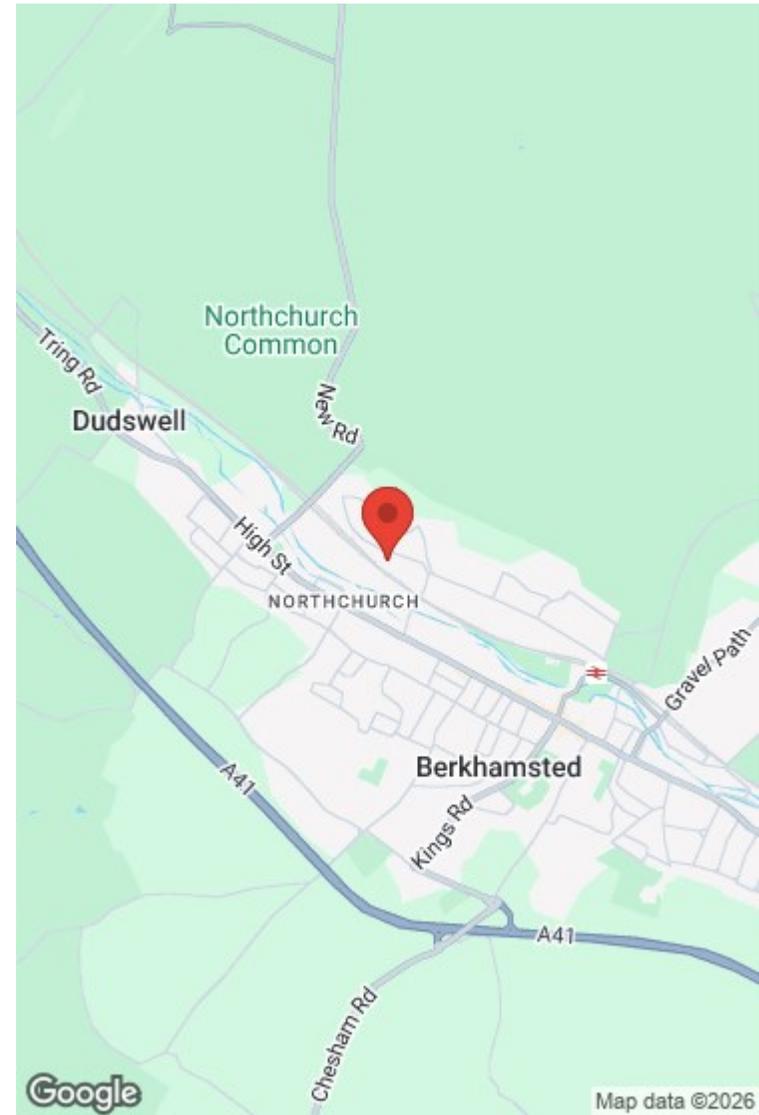


First Floor
Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 52.2 sq. metres (562.0 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.□



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	76
(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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