



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



NO UPPER CHAIN! A well-presented first-floor, two-bedroom apartment located in a popular cul-de-sac, just a short walk from Berkhamsted Station and town centre.

The property offers spacious and well-proportioned accommodation, benefiting from generous communal grounds, and ample residents' parking.

The accommodation briefly comprises: an entrance hall, kitchen, living/dining room, a principal bedroom, a second bedroom, and a family bathroom.

This property would make an ideal purchase for first-time buyers or investors alike.

Tenure: Share of Freehold

Lease: 949 Years remaining

Ground Rent: £0 per annum

Service Charge: Approximately £1,980 per annum

Council Tax Band: C

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

Entrance Hall

Living / Dining Room

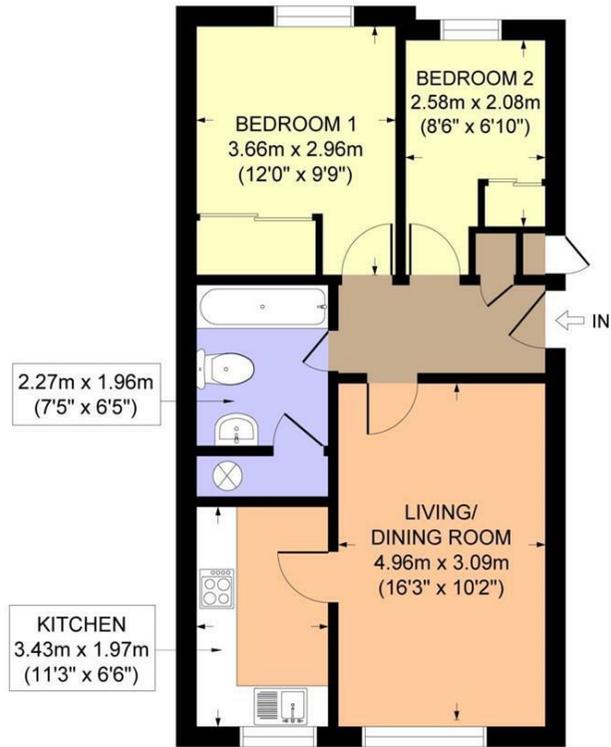
Kitchen

Master Bedroom

Second Bedroom

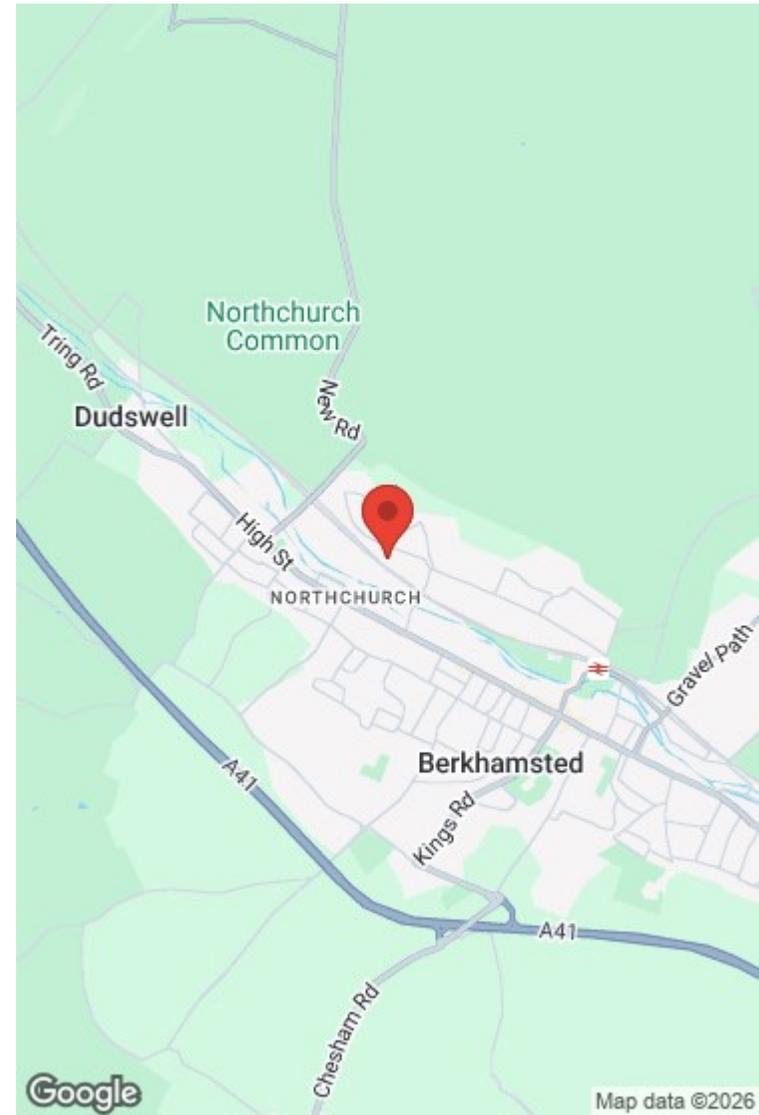
Bathroom





APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQ M
 CHILTERN PARK AVENUE, BERKHAMSTED, HP4 1EZ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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			
		63	78
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.

16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com