 2 Bedrooms

 2 Bathrooms

 2 Receptions

 Communal Garden

 Allocated Parking

 EPC Band B

Leasehold (990 years remaining)

Service Charge:  
£3,653.74 per annum

Ground Rent:  
£350.00 per annum

Council Tax Band:  
E £2,994.97 (2026/2027)

Local Authority:  
Dacorum



**Stylish two bedroom retirement apartment in central Berkhamsted with underfloor heating, balcony and allocated parking.**

### Description

Situated in the heart of Berkhamsted town centre, this stylish and spacious two bedroom retirement apartment offers modern and comfortable living exclusively designed for retirement living. Built in 2018 the property combines contemporary finishes with a well-planned layout. The accommodation is centred around an impressive living room, offering excellent proportions and a bright, airy feel, complemented by the balcony allowing plenty of natural light. A separate dining room provides additional versatile living space and flows conveniently through to the modern fitted kitchen. The property further benefits from two well-sized bedrooms, with the principal bedroom offering particularly generous dimensions, alongside modern bathroom facilities and ample storage throughout. Underfloor heating adds to the comfort and efficiency of the home. Externally, residents can enjoy access to communal outdoor spaces, while the property also benefits from allocated off-street parking, a valuable feature within such a central location. This superb apartment is ideal for those seeking low-maintenance retirement living within easy reach of Berkhamsted's excellent amenities and transport links. The property is being sold with no upper chain.

### Location

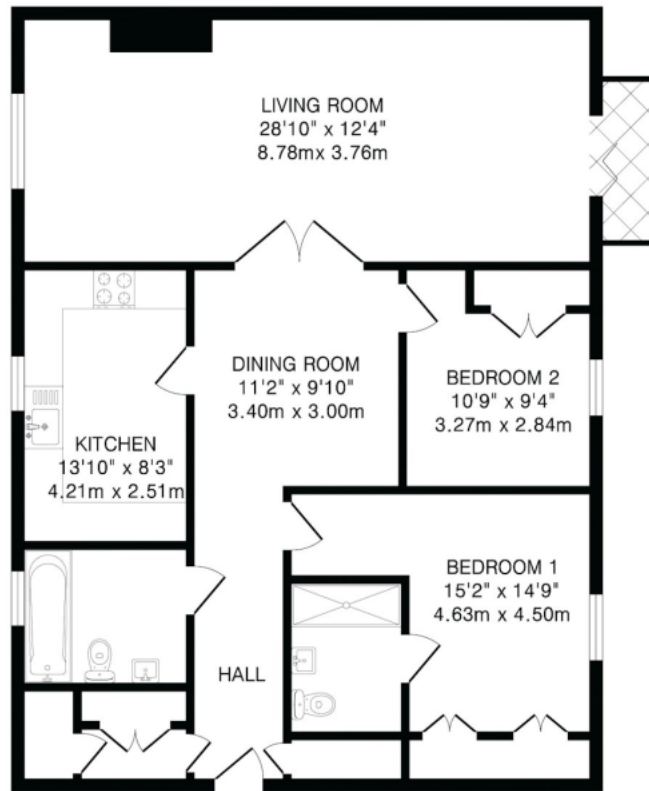
Ideally positioned within Berkhamsted town centre, the property is just a short walk from an excellent selection of shops, cafés, restaurants and local amenities. Berkhamsted mainline station provides direct rail links

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









First Floor

TOTAL FLOOR AREA: 1114 sq.ft.(103.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.