

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal

 Allocated Parking

 EPC Band C

Share of Freehold (954 years remaining)

Service Charge:
£1,200.00 per annum

Council Tax Band:
C £2,178.17 (2026/2027)

Local Authority:
Dacorum



Spacious, bright 2 double bedroom ground floor flat in central Berkhamsted with Share of Freehold and allocated parking space.

Description

Beautifully presented ground floor apartment in Berkhamsted offers two double bedrooms, ideally located near shops, restaurants, coffee shops, and the mainline train station. The property opens to a generous entrance hallway leading to the main hallway, offering ample storage. Separate living room and well-presented kitchen benefit from large south-facing windows. Features include two spacious double bedrooms and a shower room. Share of Freehold with a long lease of 999 years from 1981. No upper chain.

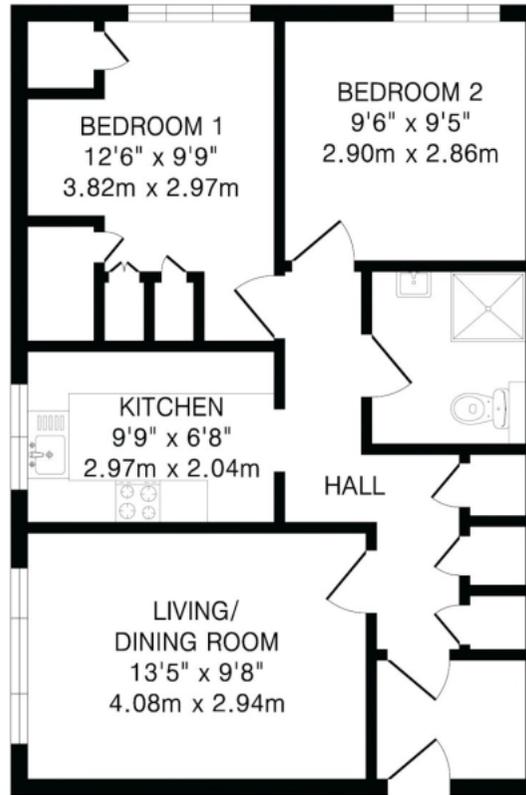
Location

Berkhamsted is a vibrant market town, just 30 mins from London Euston by train. Ideal for commuters with excellent road and rail links. The property is a short walk from the mainline station and local amenities including shops, restaurants, and pubs.



Buyers Information: - 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.





Ground Floor Flat

TOTAL FLOOR AREA: 585 sq.ft.(54.3 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.