

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Roof Terrace

 Allocated Parking

 EPC Band B

Leasehold (131 years remaining)

Service Charge:
£1,690.00 per annum

Ground Rent:
£401.82 per annum

Council Tax Band:
D £2,450.43 (2026/2027)

Local Authority:
Dacorum Borough Council



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Sheldon Way, Berkhamsted, HP4 1FF
Guide price of £425,000

Beautifully presented 2 double bedroom, 2 bathroom, 2 balcony executive first floor apartment on Berkhamsted High Street.

Description

This superbly presented first floor apartment boasts a large balcony overlooking Berkhamsted High Street and a huge, private roof terrace to the rear. Entering the property, a spacious entrance hallway with a cloaks cupboard leads to the main living space—an open plan area abundant in natural light, with multiple windows and patio doors to the balcony. The kitchen/breakfast area is fully fitted with integrated appliances. There are two double bedrooms; the principal bedroom features a private, south-facing roof terrace and a stylish ensuite shower room, with an additional bathroom available. The apartment benefits from a private allocated parking space and a long lease, making it ideal for first-time buyers, downsizers, or as an investment. Offered to market with no upper chain. Lease: 150 years from 1st June 2007. Ground Rent: £401.82 per annum. Service Charge: approx. £1690 per annum.

Location

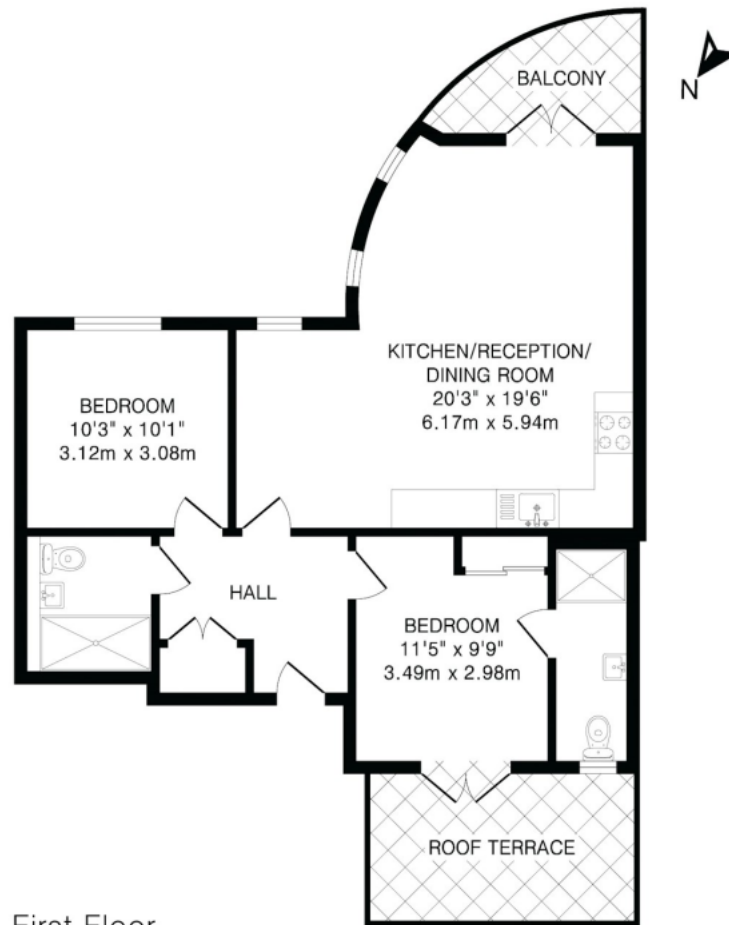
Located on Berkhamsted High Street, this property is close to amenities, the mainline station, and top schools like Berkhamsted School. For commuters, the A41 leads to the M25 at Kings Langley (J20), providing easy access to motorways and airports.



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.







First Floor

TOTAL FLOOR AREA: 734 sq.ft.(68.2 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.

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