
 2 Bedrooms

 2 Bathrooms

 1 Reception

 Roof Terrace

 Garage & Parking

 EPC Band C

Leasehold (101 years remaining)

Service Charge:  
£4,250.00 per annum

Ground Rent:  
£420.00 per annum

Council Tax Band:  
F £3,539.50 (2026/2027)

Local Authority:  
Dacorum



A quite exceptional and incredibly rare apartment in central Berkhamsted with a large roof terrace, a double garage and no upper chain.

### Description

Positioned within the exclusive Clunbury Court development, this exceptional third-floor apartment offers a rare opportunity to acquire one of Berkhamsted's most unique homes, complete with a stunning roof terrace. Set behind gated access in the heart of the town, it is moments from the High Street, mainline station, cafés, restaurants and local amenities. Accessed by lift or stairs, the apartment is presented in superb modern condition with bright, spacious accommodation throughout. The living room features a vaulted ceiling and bi-fold doors opening onto the impressive roof terrace, while the contemporary kitchen/dining room and principal bedroom also enjoy direct terrace access. Both bedrooms are generous doubles, with the principal benefiting from fitted wardrobes and an en-suite shower room. The spectacular roof terrace is undoubtedly the standout feature and is believed to be one of the largest private terraces in central Berkhamsted — perfect for entertaining, relaxing and enjoying elevated town views.

### Location

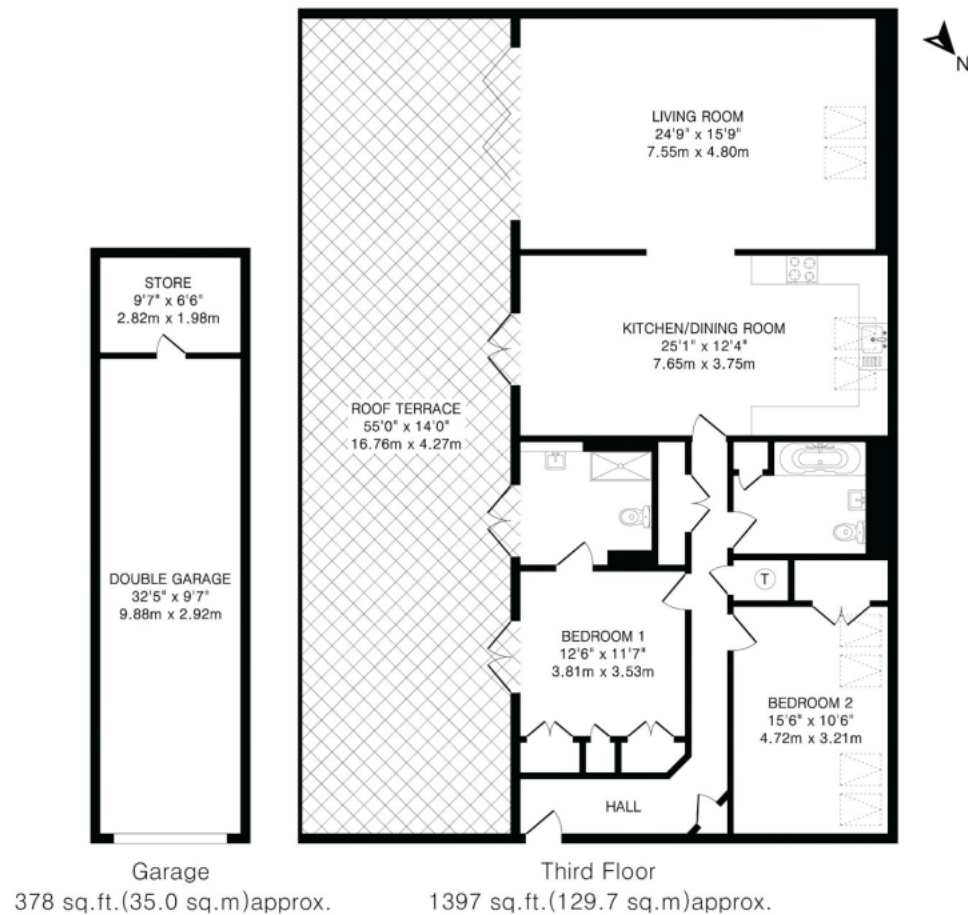
Situated within the town centre, the apartment is conveniently placed for easy access to the High Street amenities and the mainline station, all of which are within walking distance.



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.







TOTAL FLOOR AREA: 1775 sq.ft.(164.7 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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