

 3 Bedrooms

 2 Bathrooms

 1 Reception

 Communal

 Allocated

 EPC Band D

Share of Freehold (945 years remaining)

Service Charge:
£1,600.00 per annum

Council Tax Band:
C £2,178.17 (2025/26)

Local Authority:
Dacorum Borough Council



Spacious 3-bed apartment with garage near Berkhamsted High Street and station. Includes share of freehold and no upper chain.

Description

Situated in a sought-after residential location near Berkhamsted's centre, this well-presented top-floor apartment boasts far-reaching views, excellent natural light, and access to beautifully maintained communal gardens. The property offers spacious and flexible accommodation throughout. The generous dual-aspect living room provides ample space for seating and dining, with large windows framing attractive views. A private balcony extends the living space, offering a spot to relax and enjoy the outlook. The separate fitted kitchen is well arranged with storage units and work surfaces. There are three well-proportioned bedrooms, all benefiting from built-in wardrobes, ideal for families, professionals or those working from home. The principal bedroom enjoys an en suite shower room, while a family bathroom and useful hallway storage add convenience. The property is offered with a share of the freehold and a service charge of £400 per quarter. Externally, residents benefit from communal gardens, a garage with lighting and electric sockets, and a dedicated parking space. The garage offers secure parking or additional storage, with additional allocated parking space for convenience. Ideally positioned for Berkhamsted's amenities, mainline station, and surrounding countryside, this apartment offers a fantastic lifestyle opportunity.

Location

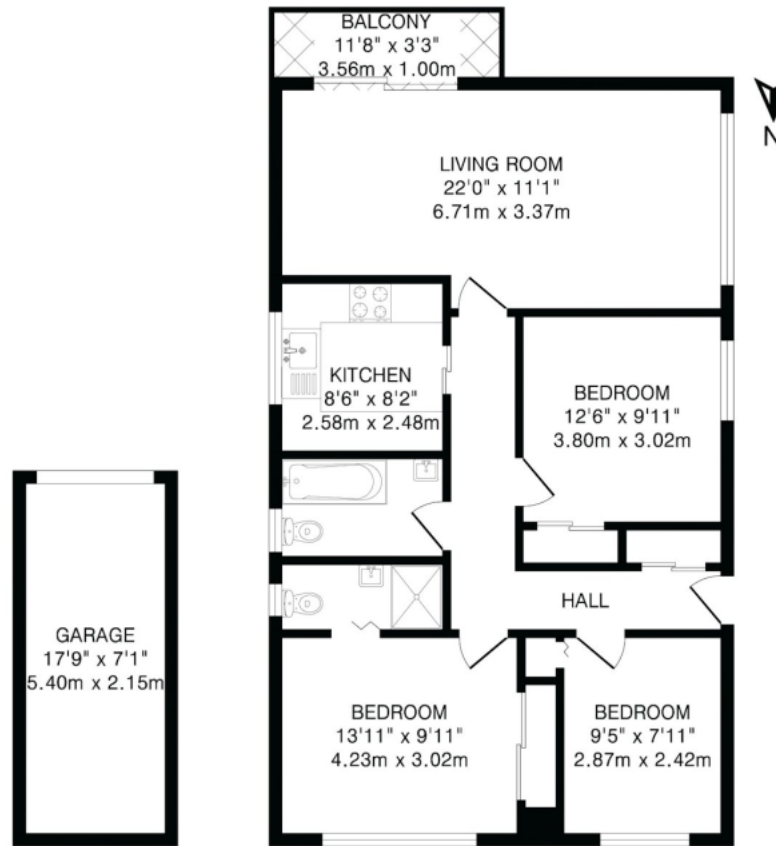
Walking distance to town centre and mainline station with fast trains to London (Euston ~35 mins). Easy access to A41 bypass, linking to M25 at



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.







Garage 125 sq.ft.(11.6 sq.m)approx. Ground Floor 838 sq.ft.(77.8 sq.m)approx.

TOTAL FLOOR AREA: 963 sq.ft.(89.4 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.