




 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Communal Gardens

 Allocated Parking

 EPC Band B

Leasehold (989 years remaining)

Service Charge:
£3,719.40 per annum

Ground Rent:
£350.00 per annum

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

Local Authority:
Dacorum Borough Council



Spacious three-bedroom top floor over 55s apartment in central Berkhamsted, with lift access, underfloor heating, allocated parking, and communal grounds.

Description

An excellent opportunity to acquire a spacious three-bedroom top floor apartment within an exclusive over 55's development, ideally positioned in the heart of Berkhamsted. This development offers secure gated access, lift access, and well-maintained communal grounds for comfortable, low-maintenance living. The apartment boasts well-balanced accommodation with a bright living room and separate dining room, ideal for everyday living and entertaining. The contemporary kitchen is equipped with modern appliances and ample worktop space. The principal bedroom has fitted wardrobes and a modern en suite, while two further bedrooms offer flexible accommodation; the third is perfect as a home office or hobby room. A stylish family bathroom serves the remaining bedrooms, and underfloor heating runs throughout. Further benefits include an allocated parking space and a central town location, just a short stroll from Berkhamsted's shops, cafés, restaurants, and railway station with direct services to London Euston. Offered with no upper chain, this apartment provides an excellent opportunity for modern retirement living in a well-regarded development.

Location

Ideally located in Berkhamsted town centre, close to shops, cafés, restaurants and amenities, with direct rail links to London Euston and attractive historic surroundings.



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: 1263 sq.ft.(117.2 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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