



Bridge Court

Berkhamsted, Hertfordshire HP4 2JE



Ground floor over 55's retirement apartment.

In a tucked-away, canal side development, this delightful ground floor over 55's retirement apartment occupies an enviable location, while being within walking distance of both the town centre and station.

Internally, there is a good size double bedroom and a single bedroom. The large L-shaped living room enjoys plenty of natural light, thanks to its bay window, and both the kitchen and shower room are modern. The apartment also benefits from plenty of storage.

Outside, the property has a patio area to the front which, with a southerly aspect, is a lovely setting to sit and take in the sun. To the rear, there is an attractive communal garden, and the development also has a communal drying area.

The development has residents' parking. Bridge Court is a little known development of just 12 apartments, all with their own front doors and no communal access.

Guide price: £275,000
Tenure: Leasehold



Charges and leasehold information

Ground rent: £0 per annum

Service charge: £3445.32 per annum

Lease: 99 years from 3 December 1985



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..

Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 626 SQ FT / 58 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: D

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