



## Bridge Court

Berkhamsted, Hertfordshire HP4 2JE



## Two bedroom, first floor canalside apartment.

Bridge Court is a development of just twelve apartments, situated in an idyllic setting beside the canal. Tucked away at the end of Bridge Street, a quiet, secluded no-through road in the heart of the town centre's Conservation Area, the property is available with no upper chain.

This light, bright, and modern first-floor apartment has been redecorated in contemporary tones and features elegant light grey carpets throughout, along with a sparkling, updated bathroom. Each flat has its own private front door and the stairs to this property have the potential to accommodate a stair lift if needed.

The spacious living room is enhanced by a dual aspect that offers stunning views directly over the Grand Union Canal and the nearby towpath. With scenery like this, there is always something interesting to observe throughout the year.

The apartment includes two bedrooms, a kitchen, and a bathroom fitted with a modern white suite and a rainfall shower over the bath.

**Guide price:** £299,950  
**Tenure:** Leasehold



The development also provides a private car park for residents and visitors, along with beautifully maintained communal gardens. Just a short walk away is the town centre, with its array of amenities and the mainline railway station with connections to Euston.

Prospective buyers should note that the property has an age restriction of 55 years and over. The freeholder intends to extend the lease at the point of sale, and there is access to a 24-hour emergency on-call facility, as well as an estate manager who visits weekly.

### Charges and leasehold information

Ground rent: £0 per annum

Service charge: £3,445.32

2025/6 estimated service charge costs £4,037.04

Lease: 99 years from 18 October 1985



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## Location

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South



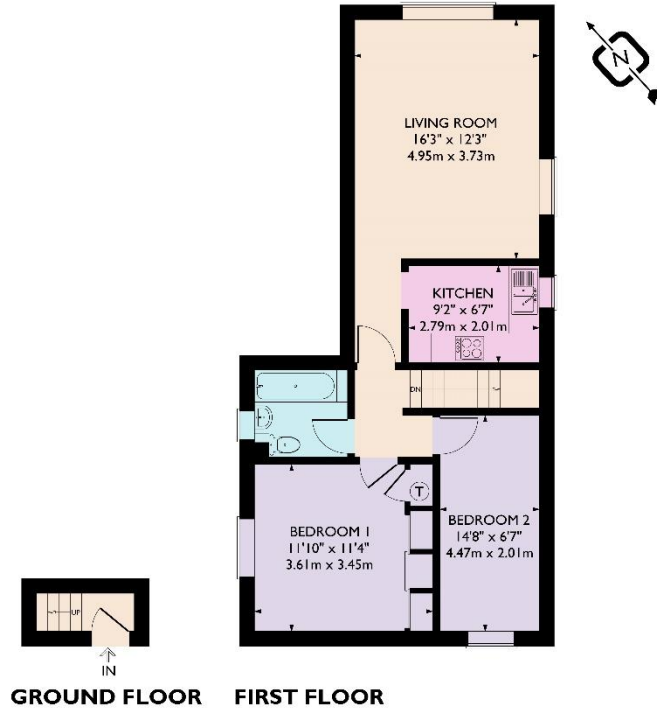
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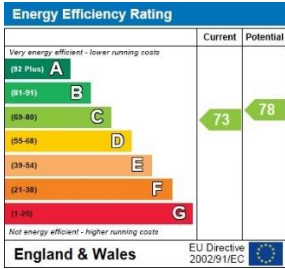


APPROXIMATE GROSS INTERNAL AREA = 668 SQ FT / 62 SQ M



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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.



Council Tax Band: C

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