



Kilfillan Park

Berkhamsted, Hertfordshire HP4 3LU



Lovely, private ground floor apartment.

This well presented, ground floor apartment comes with an allocated parking space, pretty communal gardens and also a share of freehold.

Located in a prestigious no-through road in Berkhamsted, the property comprises a living room which benefits from French doors out to its own Southerly facing patio area, a modern kitchen, two bedrooms and a shower room. However, what makes this apartment particularly appealing is its outdoor space, which enjoys a high degree of privacy. To the front, there is an allocated parking space.

This lovely apartment would make a perfect purchase for a first time buyer or for anyone looking to down size. All within walking distance of Berkhamsted town and the train station.

Charges and leasehold information

Ground rent: £0 per annum

Service charge: £2400.00 per annum

Lease: 999 years from 1 January 2023.

Guide price: £325,000

Tenure: Share of Freehold



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..

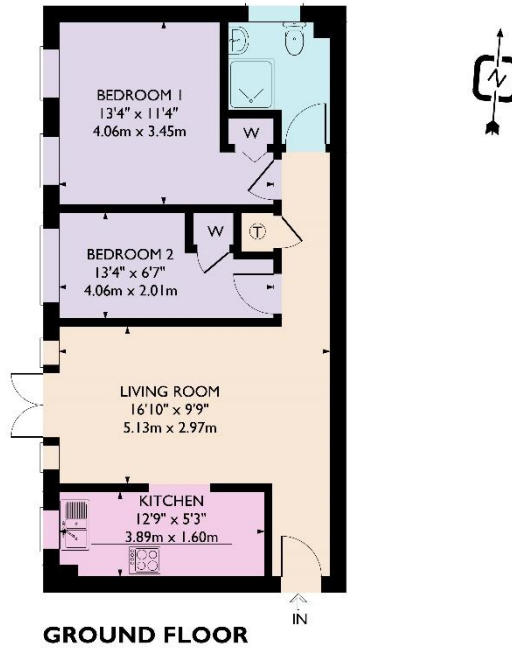
Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short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

Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

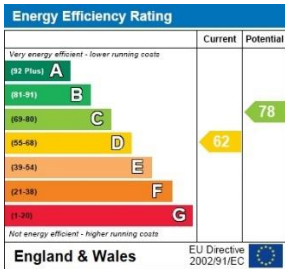
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 579 SQ FT / 54 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: D

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