



Becket House

High Street, Berkhamsted, Hertfordshire HP4 1AD



Town centre contemporary living.

This stylish first-floor apartment is located in the heart of Berkhamsted town centre, offering the best of both convenience and charm. Situated amidst the town's attractive high street shops, bars and thriving restaurant and café culture, it provides an ideal lifestyle for those who enjoy being at the centre of it all.

The apartment is part of a modern courtyard development and showcases contemporary living at its best. The open-plan layout features a superbly fitted kitchen with integrated appliances, including a wine cooler, and ample worktop space, perfect for cooking and entertaining. The adjoining sitting room is bathed in natural light from its window and double doors that open onto a Juliet balcony. This generous living space easily accommodates a dining area, creating a welcoming atmosphere to unwind after a busy day.

The hallway leads to two double bedrooms, with the principal bedroom benefiting from an en suite shower room. The second bedroom is well-proportioned, and the apartment also includes a family bathroom, complete with a vanity wash basin, a bathtub with a separate shower overhead, adding to the property's modern conveniences.

Guide price: £425,000
Tenure: Leasehold



As an added bonus for warmer months, the apartment offers a private decked terrace, a peaceful retreat where you can relax and enjoy some outdoor space.

Charges and leasehold information

Ground rent: £0 per annum

Service charge: £560.00 per annum

Lease: 150 years from and including 30 September 2166.



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 (EXCLUDING COMMUNAL AREA)
773 SQFT / 71.8 SQM



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and 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	81	81
(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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