



Castles

ROTHESAY COURT
Berkhamsted, HP4 3HY

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Offers over
£330,000
(Freehold)

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A luxury one bedroom ground floor apartment located in Berkhamsted



This ground floor apartment in Berkhamsted boasts a spacious double bedroom, a modern kitchen, high ceilings, and allocated parking, all conveniently located in the town centre.

The apartment offers a comfortable living space with plenty of natural light and a sense of openness thanks to its high ceilings. The large double bedroom provides ample room for relaxation and rest.

The modern kitchen is well-equipped with all the necessary appliances and offers plenty of storage space, making it perfect for cooking and entertaining.

The apartment includes a newly renovated modern bathroom. Its sleek design and contemporary fixtures offer a comfortable space for residents. Whether it's a quick morning shower or a relaxing bath at night, the bathroom provides a stylish and convenient area within the apartment.

Located right in the centre of Berkhamsted, residents have easy access to shops, restaurants, and cafes, making errands and outings a breeze.

Additionally, allocated parking ensures a hassle-free parking experience for residents.

Specifications

- 1 BEDROOM
- 1 RECEPTION
- 1 BATHROOM
- GROUND FLOOR FLAT
- COMMUNAL GARDENS
- RESIDENT PARKING
- TOWN LOCATION



Overall, this apartment offers both comfort and convenience in a prime location.



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about to 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

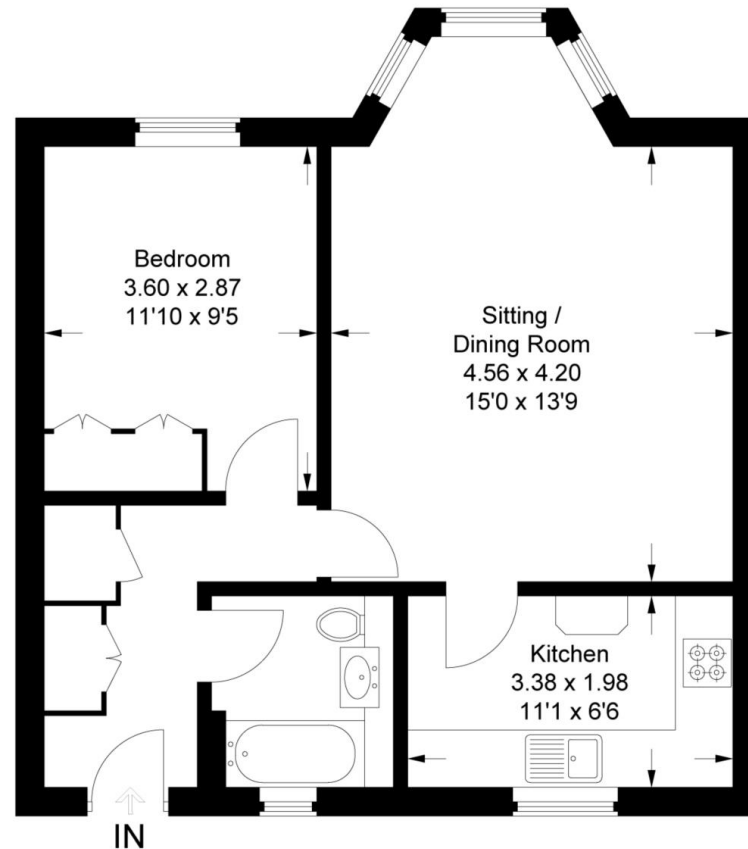
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

Approximate Gross Internal Area
50.7 sq m / 546 sq ft



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.
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