



Castles

GLASSMILL HOUSE  
Robertson Road, Berkhamsted, HP4 2WF



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OFFERS  
IEO  
£450,000  
(Freehold)

Castles



CASTLES ESTATE AGENTS present a Stunning Penthouse-Style Canalside Apartment in Central Berkhamsted.



A stunning penthouse-style Canalside apartment in central Berkhamsted, featuring Two Double Bedrooms, Two Bathrooms, and allocated parking for two cars. The property also boasts a private balcony with breath-taking views. Situated on the top (second) floor of an attractive apartment block, this home offers a private entrance leading into a spacious reception hall—an ideal space for welcoming guests. The hallway includes two storage cupboards and access to all rooms. The well-appointed kitchen overlooks the front and provides ample space for a breakfast table and chairs. The principal reception room enjoys views over the canal, complemented by a bay window to the side and French doors opening onto a private balcony. Both bedrooms are generous doubles. The main bedroom benefits from a full wall of fitted wardrobes, French doors leading to a Juliet balcony overlooking the canal, and an en-suite shower room with a white three-piece suite. The second bedroom enjoys a dual-aspect layout, with a window to the front and a bay window to the side, allowing for an abundance of natural light. It also includes a full-height storage cupboard. The spacious main bathroom is fitted with a white three-piece suite, including a panelled bath, wash basin, and low-level WC. The property includes two allocated parking spaces directly to the front. To the rear, well-maintained communal gardens complement a charming pathway that meanders along the canal.

Service Charge £19,000 pa paid monthly  
Ground rent £350 pa paid 6 monthly  
Lease in excess of 900 years

## Specifications

SCENIC CANAL VIEWS  
2 DOUBLE BEDROOMS  
MODERN KITCHEN  
JULIET BALCONY  
ALLOCATED PARKING  
COMMUNAL GARDENS  
MOMENTS FROM HIGH STREET SHOPS & CAFÉS  
CLOSE WATERSIDE WALKS





Well-maintained communal gardens complement a charming pathway that meanders along the canal.



#### **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 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.

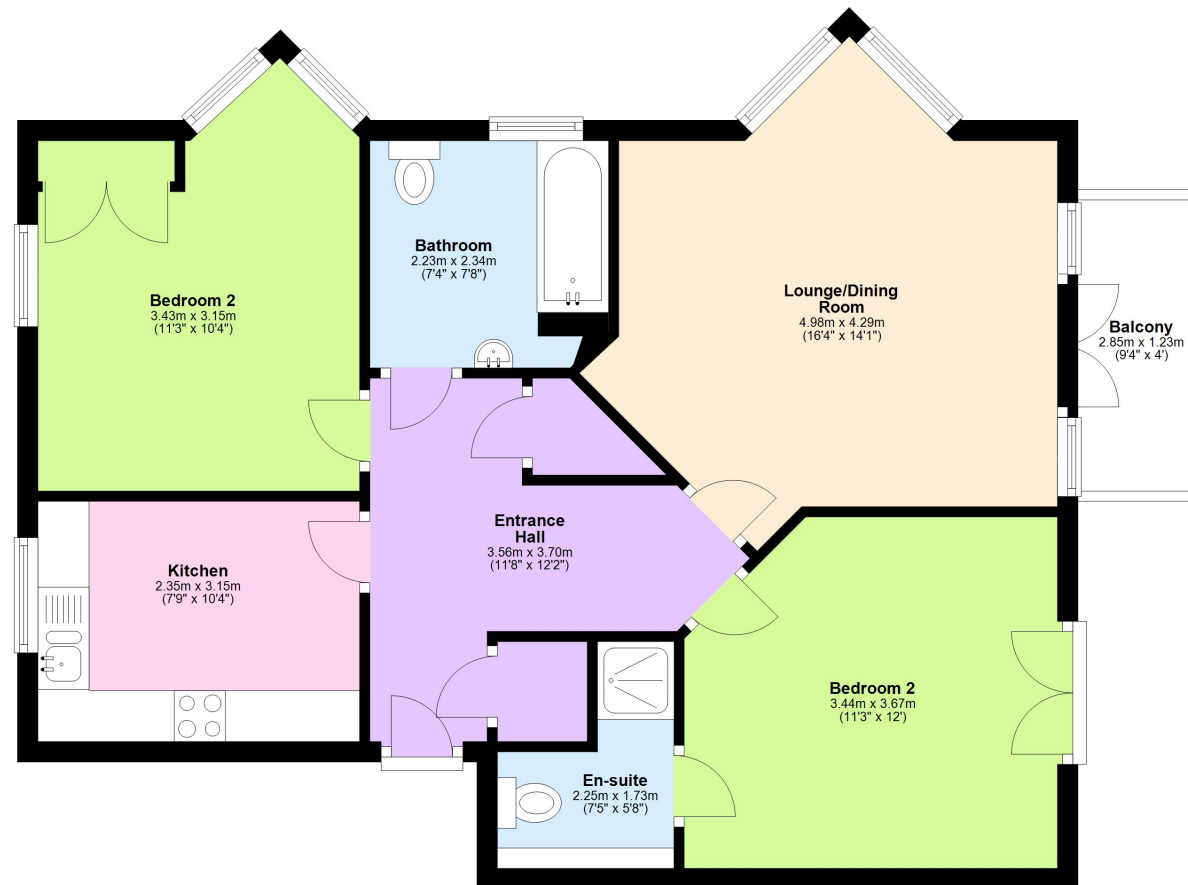
**Tenure: Freehold**

**Council Tax Band: E**

**EPC Rating: C**

## Third Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



**Total area: approx. 67.3 sq. metres (724.2 sq. feet)**

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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