



Castles

CALLARD HOUSE
High Street, Berkhamsted HP4 1FD

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Guide Price £295,000
(Leasehold)



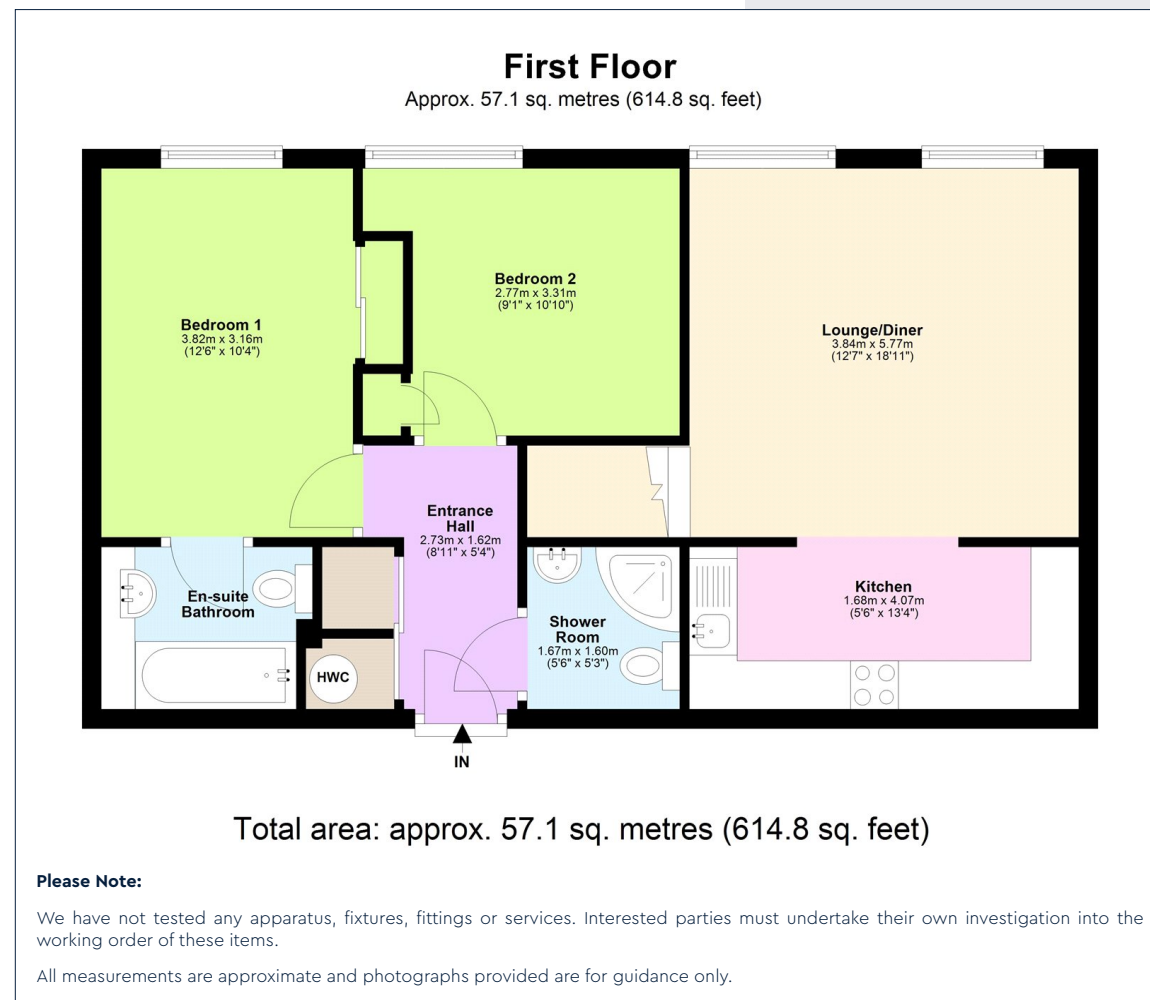
Located in the heart of Berkhamsted High Street, Castles Estate Agents are proud to present this well-presented two bedroom first floor apartment offers modern living in a highly desirable location. The property is within easy reach of local shops, cafés, restaurants and the mainline train station with direct services into London Euston.

The accommodation includes a spacious lounge/diner, a fitted kitchen, a principal bedroom with en-suite bathroom, a second double bedroom and a separate shower room. The entrance hall provides useful storage, and the property benefits from gas central heating.

An allocated parking space adds further convenience, making this apartment an excellent choice for first-time buyers, downsizers or investors. Offering approximately 614 sq. ft. of accommodation, it represents a rare opportunity to purchase in one of Hertfordshire's most sought-after market towns.

Tenure: 105 Year Lease
Service Charge: £3038.00 per Year
Ground Rent: £272.00 per Year

Tenure: Leasehold
Council Tax Band: D
EPC Rating: C



Berkhamsted
01442 865252

Borehamwood
020 8953 2112

Boxmoor
01442 233345

Bushey
020 8950 2551



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