



Castles

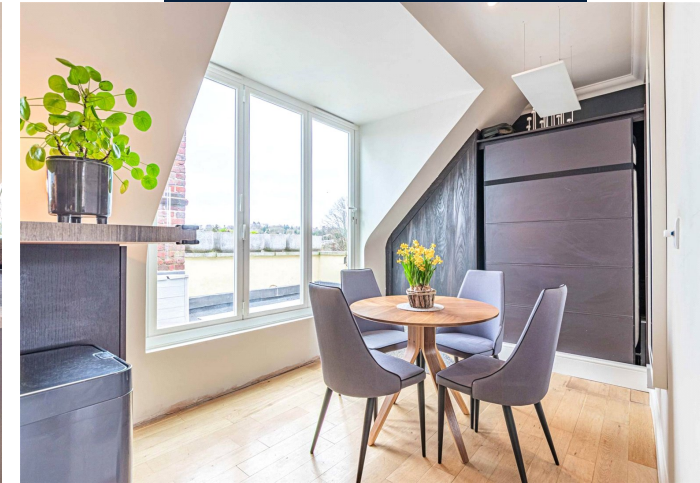
HIGH STREET
Berkhamsted, Hertfordshire HP4 3AT

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Asking
Price
£485,000
(Leasehold)

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Set in the very heart of Berkhamsted's bustling High Street, this Beautifully Presented 2- Bedroom split-level Apartment offers over 920 sq. ft. of stylish and versatile living space.



On the third floor you'll find the main living accommodation. A bright Open-plan Kitchen and Dining room leads directly out to a Private Balcony – a wonderful spot for a quiet morning coffee or an evening drink with friends. The Kitchen is modern and practical, with plenty of space for cooking and entertaining. Adjoining this is a generous Lounge area, ideal for both cosy nights in and social gatherings. Also on this floor is a spacious Double Bedroom, a contemporary shower room, and a useful storage cupboard.

Upstairs, the apartment continues to impress with Two additional rooms: a versatile loft space and a further Bedroom/Study. These areas lend themselves to a variety of uses, whether as guest accommodation, a home office, or even a creative studio.

Beyond the apartment itself lies the lifestyle that makes Berkhamsted so sought after. Step outside your front door and you are immediately immersed in the town's vibrant mix of independent cafés, restaurants, and boutique shops. The Grand Union Canal is just a short stroll away, perfect for weekend walks, while the nearby Chiltern Hills offer outstanding countryside for hiking and cycling.

Families will also appreciate the area's excellent schools, and commuters benefit from Berkhamsted Station being only a short walk away, with direct trains into London Euston in under 40 minutes.

Leasehold 978 Years.

Specifications

- IDEAL HOME IN THE HEART OF BERKHAMSTED
- SPACIOUS SPLIT-LEVEL LAYOUT
- MODERN KITCHEN/DINER WITH BALCONY
- BRIGHT LIVING AREA
- STEP OUTSIDE TO CAFÉS, SHOPS AND A VIBRANT HIGH STREET
- QUICK COMMUTE TO LONDON FROM BERKHAMSTED STATION



With its private balcony, flexible layout and superb location, it's a home that blends comfort with convenience.



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 Duchy 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:

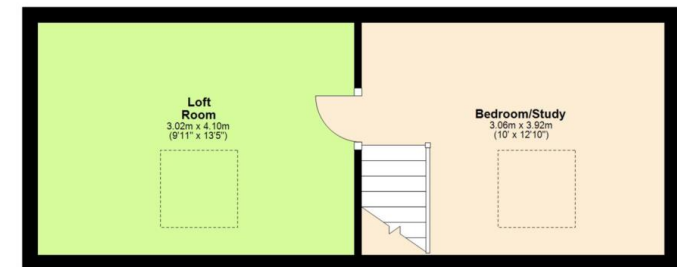
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Third Floor
Approx. 61.1 sq. metres (657.6 sq. feet)



Level Up Third Floor
Approx. 24.6 sq. metres (265.1 sq. feet)



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

Total area: approx. 85.7 sq. metres (922.7 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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