



Castles

BIRCH PLACE
Kings Road, Berkhamsted HP4 3FU

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**Asking
Price
£625,000**
(Leasehold)

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Castles are delighted to present this Superb Two Bedroom Ground Floor Apartment, exclusively for the over 55's. Situated within the Prestigious gated Birch Place development.



The property offers generous, well-planned accommodation comprising a welcoming Entrance Hall, a spacious Lounge/Dining room, a fully fitted Kitchen/Breakfast room, a Utility room, Two Double Bedrooms – the principal with an en suite shower room – plus a family bathroom. The apartment also benefits from direct Ground Floor access, adding to its convenience and appeal. Quality fixtures and fittings feature throughout, including bespoke Built-In Wardrobes to both bedrooms. The development itself is beautifully maintained, with exemplary communal areas internally and thoughtfully landscaped grounds externally, reflecting the attention to detail of this desirable scheme.

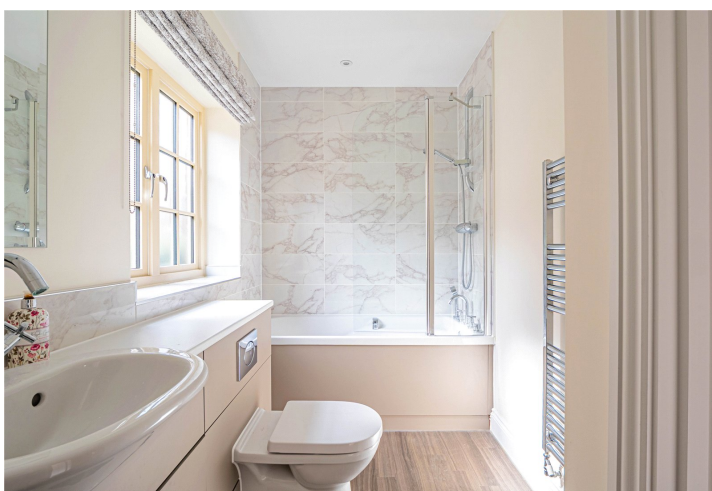
Perfect for downsizers or as an ideal lock-up-and-go home for those enjoying retirement, the age requirement for Birch Place is 55 plus. Its unrivalled location offers level walking access to the High Street, shops, and Station, making this a rare opportunity to acquire a luxurious, centrally located apartment in one of the town's most sought-after developments. Leasehold 990 years Service Charge £3,654pa

Specifications

- OVER 55S EXCLUSIVE IN SOUGHT-AFTER BERKHAMSTED
- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- SECURE, PEACEFUL & WELL-MAINTAINED
- PRIME LOCATION: STEPS FROM SHOPS, CAFÉS & AMENITIES



Stunning apartment in the heart of town, just steps from the High Street and Station, offering comfort, security, and style.



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.

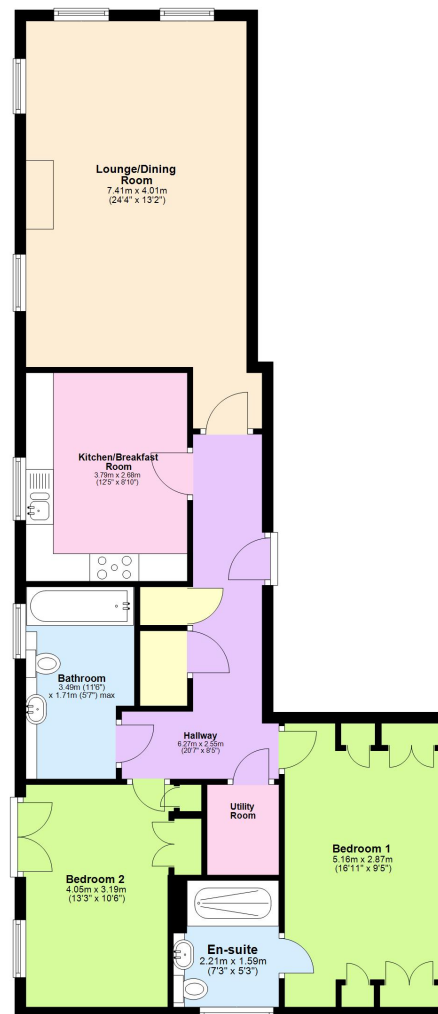
Tenure: Leasehold

Council Tax Band: E

EPC Rating: B

Ground Floor

Approx. 89.4 sq. metres (962.8 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)

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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