



Castles

BAY COURT, Doctors Common Road  
Berkhamsted, HP4 3DN



# BAY COURT, Doctors Common Road Berkhamsted, HP4 3DN

**Guide**  
**£450,000**  
(Shared Freehold)

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This spacious 2 BEDROOM well presented apartment is situated in Bay Court; a sought-after, town centre development



This second-floor apartment boasts generous accommodation. There are two double bedrooms, both with fitted wardrobes, a spacious living room, a kitchen and bathroom. The entire apartment is particularly light and airy, thanks to its large picture windows and elevated views. Outside, unusual for an apartment - indeed even more so in the town centre - there is a garage.

## Specifications

2 BEDROOMS  
1 RECEPTION ROOM  
1 BATHROOM  
APARTMENT  
GARAGE  
TOWN LOCATION





It benefits from recent refurbishment carried out by the current owner and the property presents an excellent home for the next owner



#### **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.



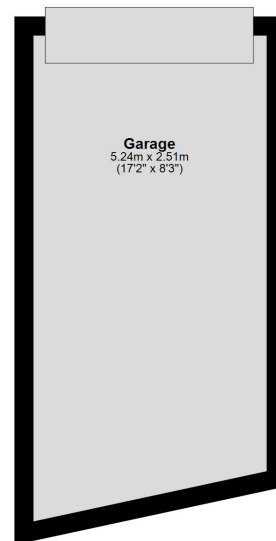
**Please Note:**

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.

### Garage

Approx. 12.4 sq. metres (133.8 sq. feet)



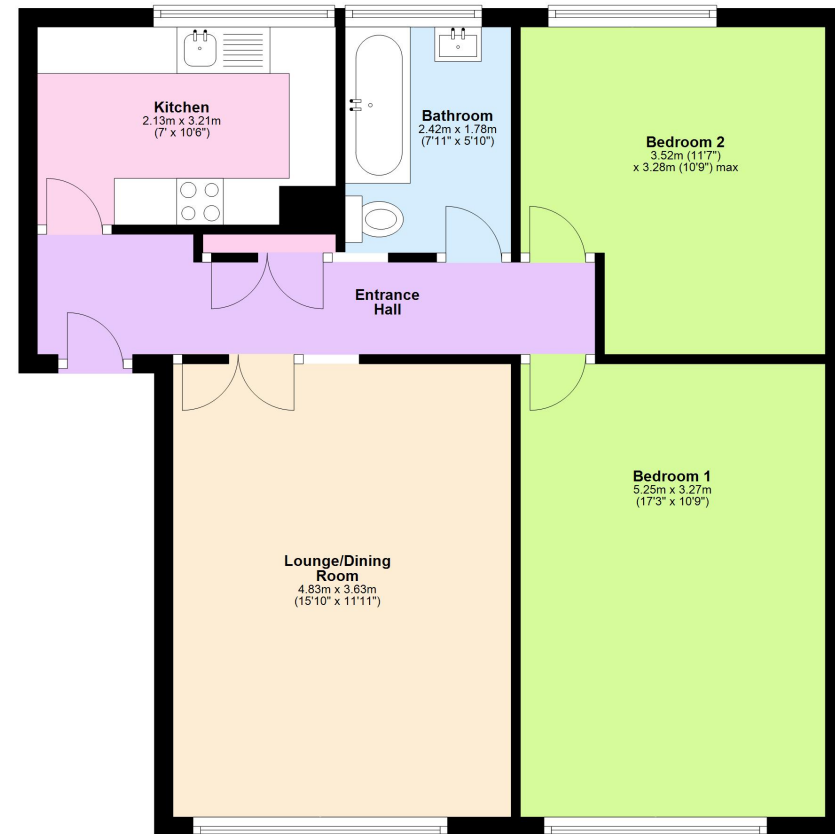
**Tenure:** Shared Freehold

**Council Tax Band:** C

**EPC Rating:** D

### Second Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



**Total area:** approx. 77.4 sq. metres (832.9 sq. feet)

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

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