



Castles

TORRINGTON ROAD
Berkhamsted, HP4 3DD

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£720,000
(Shared Freehold)

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This property is an elegant ground floor apartment boasting three bedrooms, private garden, and off-road parking



This expansive apartment seamlessly blends contemporary aesthetics with charming character accents. As you enter, modern French doors welcome you into an open-plan lounge/dining area. Descend a few steps to discover the stunning kitchen, adorned with classic painted cabinetry. It features a vaulted ceiling and glass sliding doors leading to the garden.

Two generously sized bedrooms and a chic family bathroom are accessed from a hallway, accompanied by the convenience of a separate WC. The lower ground floor hosts a versatile third bedroom, ideal for use as a home office, gym, or playroom. Outside, you'll find the added convenience of off-road parking. To the side, a private garden awaits, featuring an appealing paved terrace and a predominantly lawned area. A rare benefit is the properties extremely long 999-year lease.

Specifications

3 BEDROOMS

2 RECEPTIONS

1 BATHROOM

GROUND FLOOR

APARTMENT

OFF STREET PARKING

TOWN LOCATION



Nestled in the heart of the town, it's just a brief stroll away from the High Street and the mainline station



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: Shared Freehold

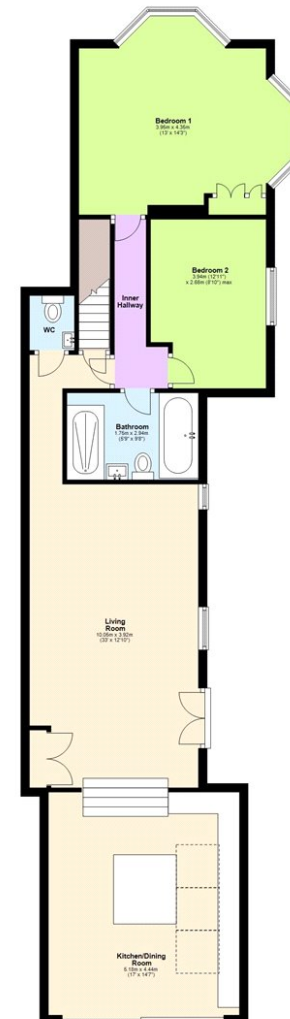
Council Tax Band: D

EPC Rating: D

Basement
Approx. 15.8 sq. metres (169.6 sq. feet)



Ground Floor
Approx. 97.0 sq. metres (1043.6 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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