



Castles

BELTON ROAD
Berkhamsted, HP4 1DW

BELTON ROAD

Berkhamsted, HP4 1DW

£399,950
(Leasehold)

Castles



This contemporary residence offers an open-plan design, creating a seamless flow between the living, dining, and kitchen areas.



Step into an inviting hallway, leading to a well-appointed kitchen equipped with modern appliances, perfect for culinary enthusiasts. The ground floor location provides easy access to a patio area, extending the living space to the outdoor.

One of the notable features of this property is the convenience of an allocated parking space, eliminating the hassle of searching for parking in the bustling town center. The added benefit of a communal garden adds to the appeal, providing residents with a shared green space for relaxation and community enjoyment.

Nestled close to the scenic Berkhamsted Canal, this residence offers picturesque views and the opportunity for leisurely waterside walks. Immerse yourself in the natural beauty of the surroundings, creating a peaceful retreat within the town.

Strategically located near the vibrant high street, residents have easy access to an array of shops, cafes, and restaurants. Berkhamsted's historic market town charm is at your doorstep, making daily amenities and leisure activities easily accessible.

In summary, this ground floor maisonette epitomizes modern living with its stylish design, functional features, and prime location. Whether you seek a peaceful sanctuary or a home for entertaining, this property provides a perfect balance of comfort and convenience in the heart of Berkhamsted.

Specifications

2 BEDROOMS
1 RECEPTION
1 BATHROOM
MAISONETTE
COMMUNAL GARDENS
RESIDENT PARKING
TOWN LOCATION



The interior is bathed in natural light, enhancing the sense of space and tranquility.



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.

Tenure: Leasehold

Council Tax Band: C

EPC Rating: C

Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

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

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



Castles