



126 Chiltern Park Avenue, Berkhamsted, HP4 1EZ
Asking Price £270,000



NO UPPER CHAIN. Positioned on the first floor of a popular cul-de-sac development, this two-bedroom apartment enjoys a convenient location just moments from Berkhamsted Station and local amenities.

The accommodation is well proportioned throughout and comprises an entrance hall leading to a kitchen, living/dining room, two bedrooms, and a family bathroom.

Externally, the property is complemented by well-maintained communal grounds and plenty of residents' parking. Internally the property benefits from gas fired central heating, modernised kitchen and bathroom.

A practical and appealing option for both first-time purchasers and buy-to-let investors.

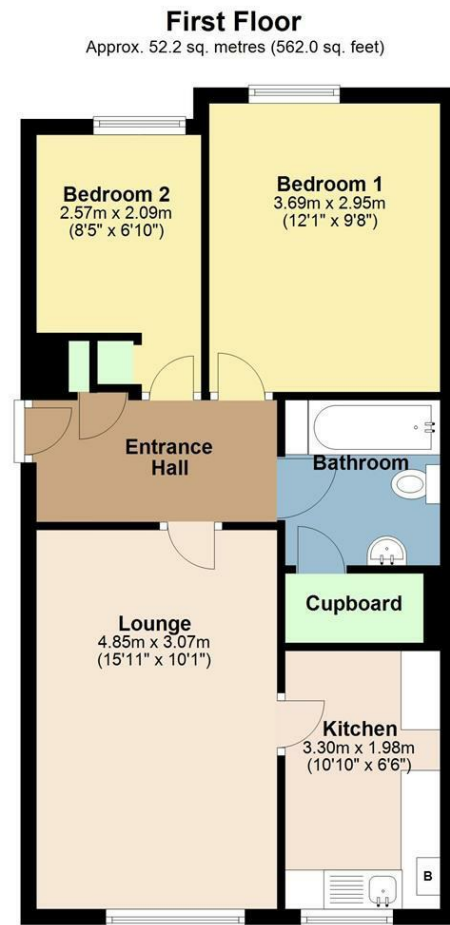
Tenure: Share of Freehold
Lease: Currently 51 years remaining, with an extension to 999 years in progress
Ground Rent: £0 per annum
Service Charge: Approximately £1,739 per annum
Council Tax Band: C

- NO UPPER CHAIN
 - FIRST FLOOR TWO BEDROOM APARTMENT
 - RESIDENTS PARKING
 - IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- POPULAR CUL-DE-SAC LOCATION
 - LEASE EXTENSION TO 999 YEARS IN PROGRESS
 - COMMUNAL GROUNDS
 - EASY ACCESS TO STATION AND TOWN CENTRE

Entrance Hall
Living Room
Kitchen

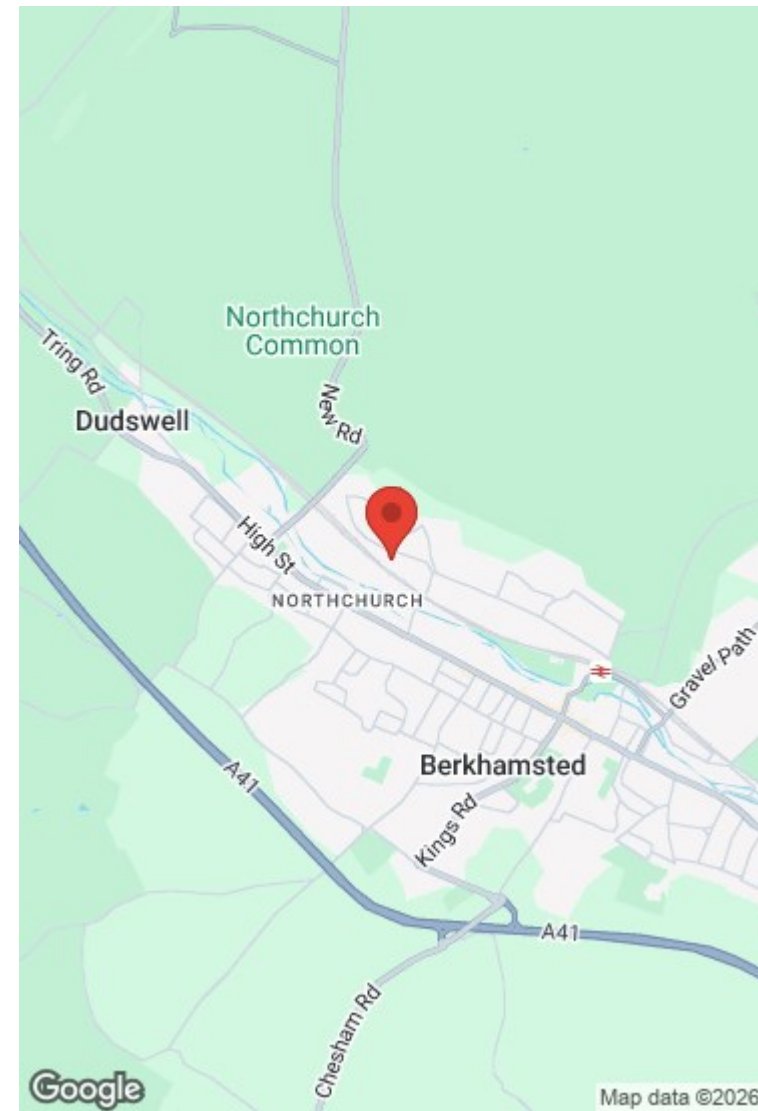
Master Bedroom
Second Bedroom
Bathroom





Total area: approx. 52.2 sq. metres (562.0 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp.□



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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