



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

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estates.com

NO UPPER CHAIN! A well-presented first-floor, two-bedroom apartment located in a popular cul-de-sac, just a short walk from Berkhamsted Station and town centre.

The property offers spacious and well-proportioned accommodation, benefiting from generous communal grounds, ample residents' parking and private loft storage space.

The accommodation briefly comprises: an entrance hall, kitchen, living/dining room, a principal bedroom, a second bedroom, family bathroom.

This property would make an ideal purchase for first-time buyers or investors alike. The property has recently been used as a rental unit and has proven popular with a good rent level achieved.

Tenure: Share of Freehold

Lease: 949 Years remaining

Ground Rent: £0 per annum

Service Charge: Approximately £1,980 per annum

Council Tax Band: C

- NO UPPER CHAIN
- FIRST FLOOR TWO BEDROOM APARTMENT
- RESIDENTS PARKING
- COMMUNAL GROUNDS
- EASY ACCESS TO STATION AND TOWN CENTRE
- POPULAR CUL-DE-SAC LOCATION
- PRIVATE LOFT STORAGE
- LONG LEASE
- IDEAL FIRST TIME BUYER OR IDEAL BUY TO LET PURCHASE

Entrance Hall

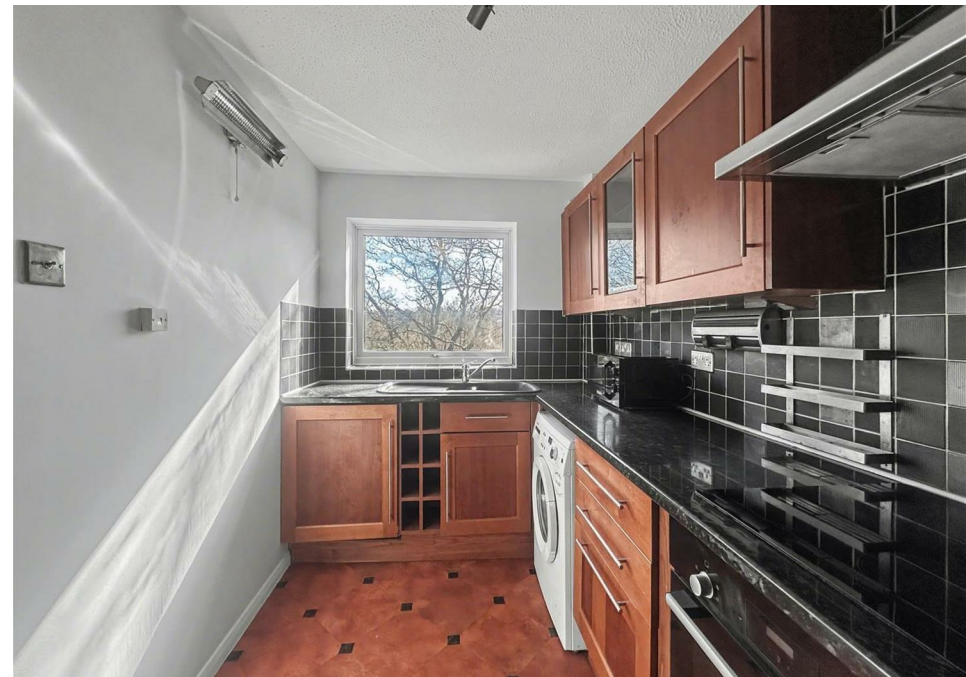
Living / Dining Room

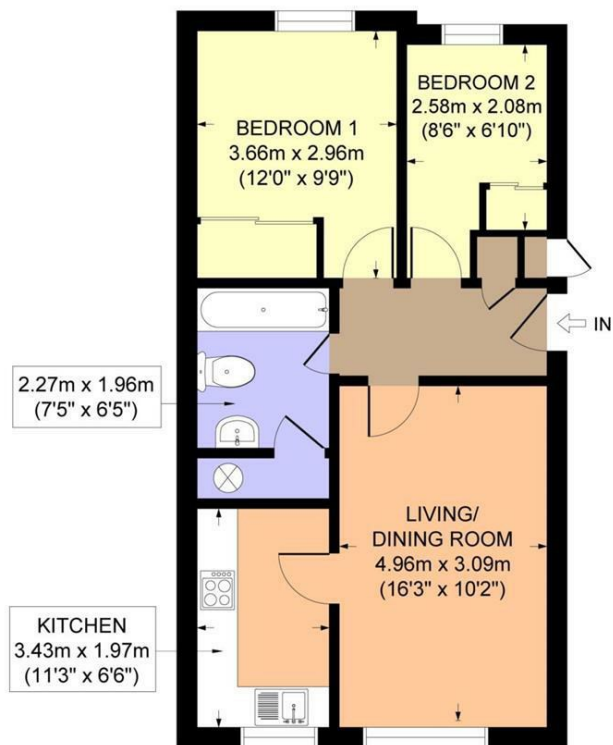
Kitchen

Master Bedroom

Second Bedroom

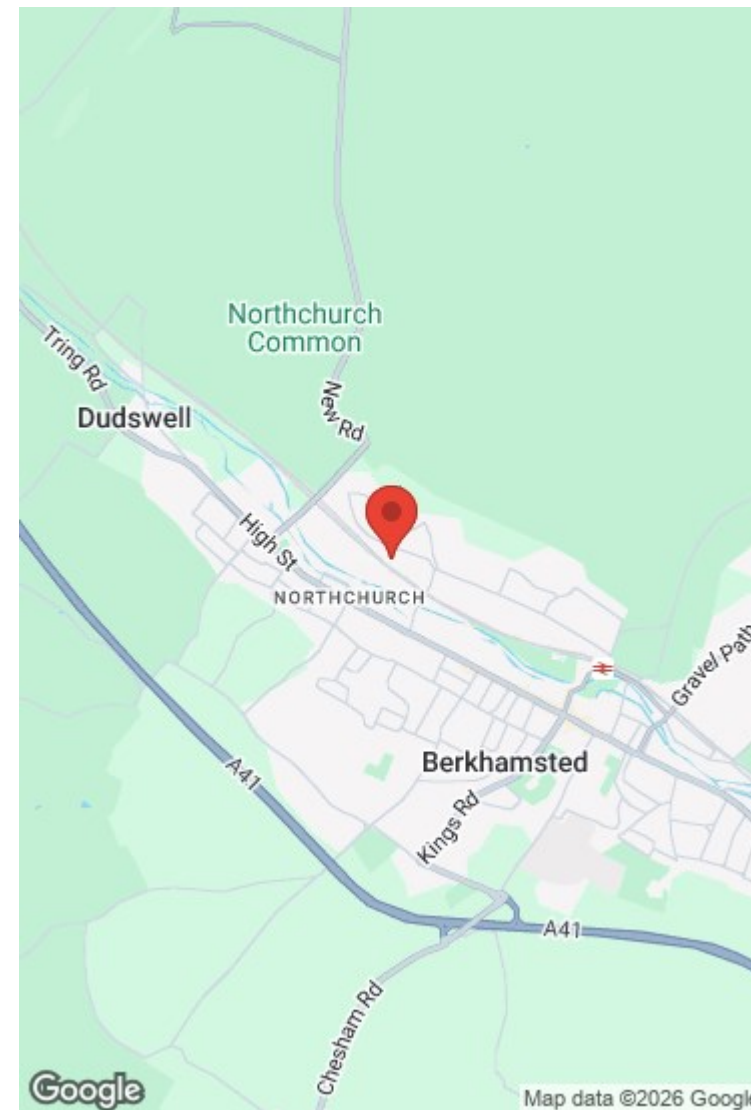
Bathroom





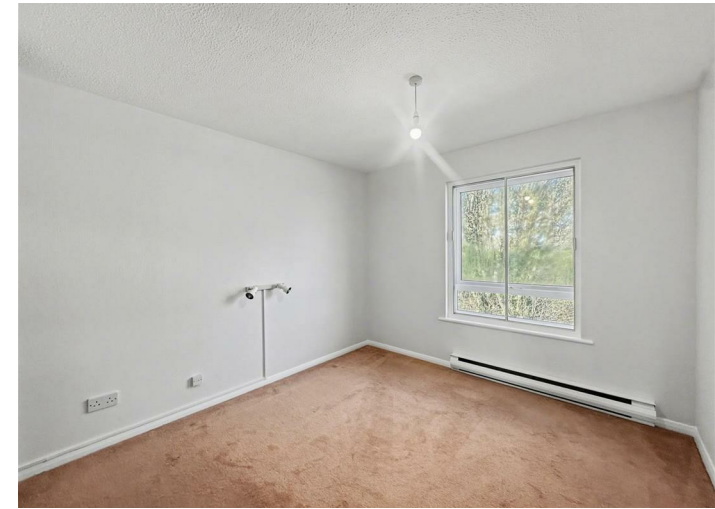
APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQ M
CHILTERN PARK AVENUE, BERKHAMSTED, HP4 1EZ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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		
		78
	63	
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



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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