



Brook Lane, Berkhamsted HP4 1SX



A bright and larger-than-average two double bedroom top-floor apartment, offering spacious and modern accommodation in a highly convenient Berkhamsted location. The property provides well-proportioned living space throughout, with two double bedrooms and a particularly spacious main bedroom with an en suite and an appealing large step-out balcony/terrace, perfect for enjoying some outside space. Further benefits include a private garage and the added advantage of a share of the freehold. Situated on Brook Lane, the apartment enjoys a flat and easy walk into the centre of Berkhamsted, with the High Street, shops, cafés, restaurants and local amenities all within close reach. An excellent opportunity for first-time buyers, downsizers or investors looking for a spacious apartment in a sought-after location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

Brook Lane, Berkhamsted

- Larger-than-average two double bedroom apartment
- Bright and spacious top-floor accommodation
- Well presented throughout
- Large step out balcony/ terrace
- Private garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £1200

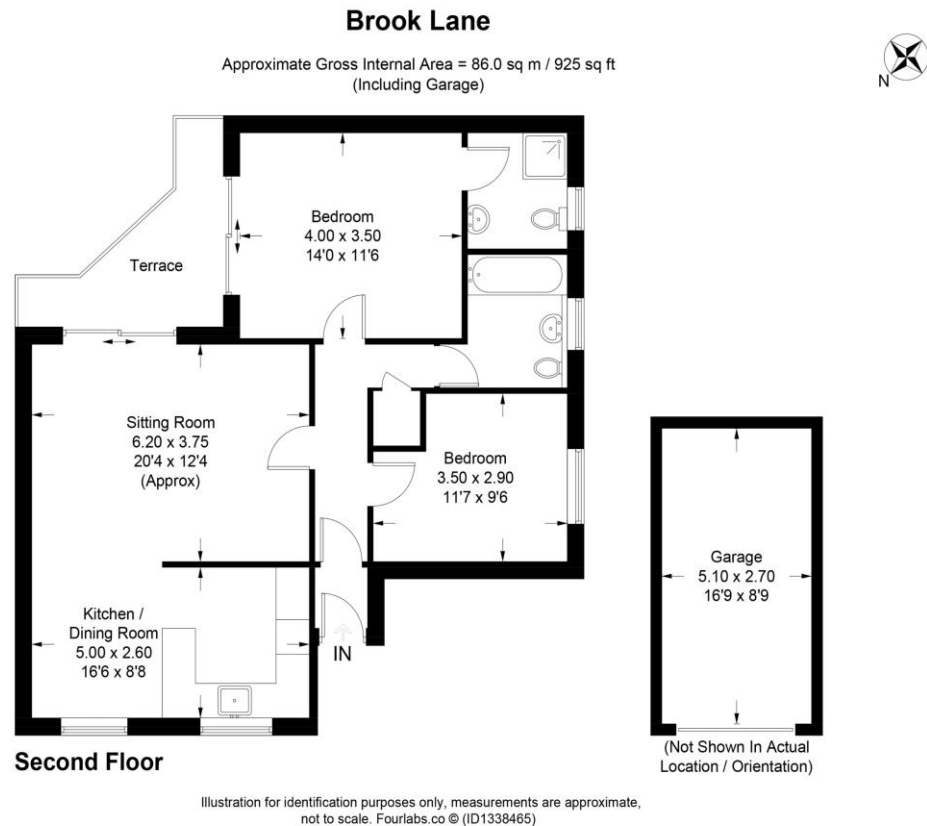
Ground Rent: 0.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£420,000

A bright and spacious two double bedroom top-floor apartment, offering modern accommodation, a large private step-out balcony, garage and share of freehold, ideally located within easy walking distance of Berkhamsted High Street.



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Property Reference:
BKH103437 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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