



High Street, Berkhamsted, HP4 2FQ
Asking price £350,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A beautifully presented two bedroom, two bathroom apartment, situated within the attractive Callaghan Court, ideally positioned on Berkhamsted High Street, within easy reach of the town's excellent selection of shops, restaurants and local amenities.

The accommodation comprises a welcoming entrance hallway, a spacious 14ft living room opening into a modern refitted kitchen with integrated appliances, a generous principal bedroom with fitted wardrobes and an en suite shower room, a further bedroom and a family bathroom with a three piece suite.

Externally, the property further benefits from attractive, established communal gardens, an allocated parking space and ample visitor parking.

The owners have advised that the property has approximately 99 years remaining on the leasehold, a service charge of approximately £2914.35 per annum and a ground rent charge of approx £199 every six months. This information should be verified with a solicitor prior to any exchange of contracts. Contact sole appointed selling agents Sears & Co to arrange a viewing.

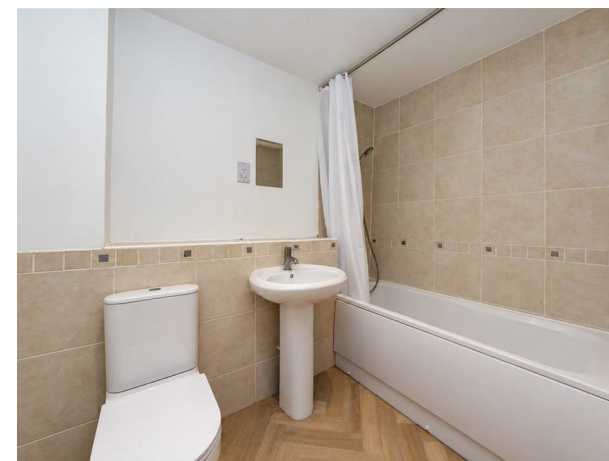
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

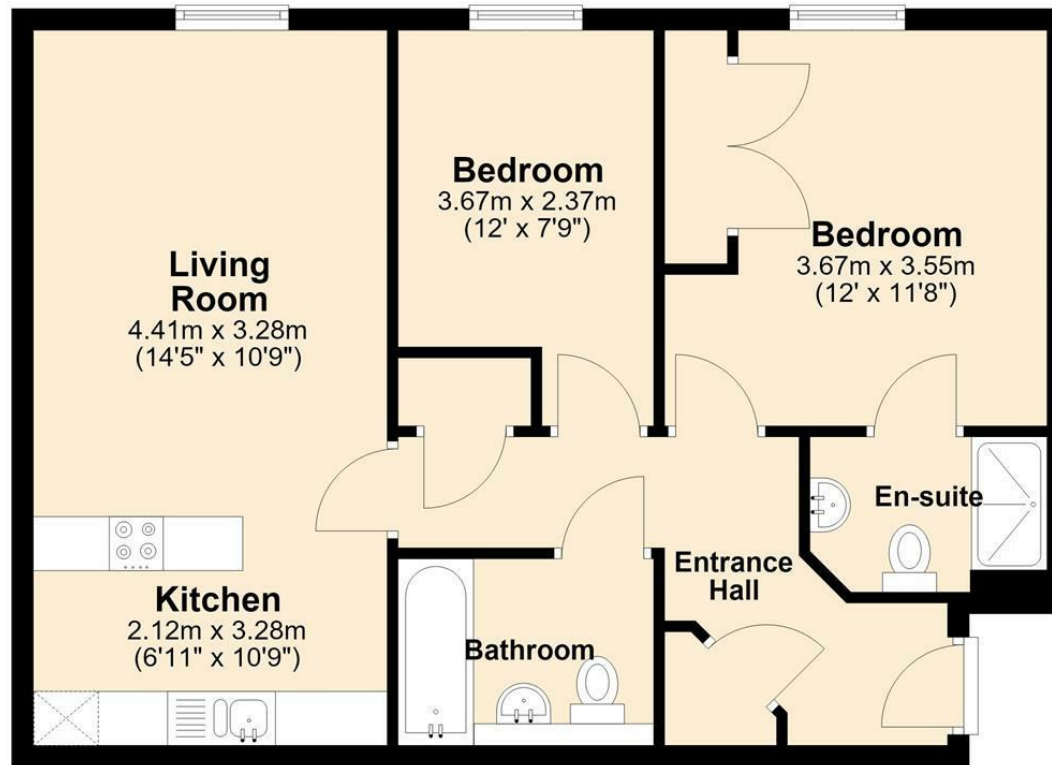
Sears & Co

www.searsandco.co.uk call: 01442 254 100



Floor Plan

Approx. 60.9 sq. metres (655.9 sq. feet)



Total area: approx. 60.9 sq. metres (655.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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