




St. Edmunds, Berkhamsted,
Hertfordshire

**Offers Over: £220,000
Leasehold**

 **YOUR MOVE**

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St. Edmunds, Berkhamsted, Hertfordshire
Offers Over: £220,000 Leasehold

**** CHAIN FREE ** WELL PRESENTED AND SPACIOUS FLAT WITH GOOD PARKING FACILITES AND GREAT LOCATON ****

Located within walking distance of Berkhamsted High Street. This excellent ground floor flat is a must see for a 1st time buyer and comes complete with appliances, double glazing, gas central heating and an external storage shed, Call now!
EPC Grade tbc

Location

Located in a quiet residential position within walking distance of the High Street and local amenities,

Communal Entrance

With intercom entry system

Entrance Hall

Intercom reciever, double storage cupboard door to

Lounge

11'9" x 13'5" (3.58m x 4.1m)
With door to

Kitchen

9'10" x 7'2" (3m x 2.18m)
Modern fitted kitchen with integrated oven, hob, filter hood, included washing machine, included fridge freezer, cupboard housing gas boiler, airing cupboard with water tanks

Bedroom

14'4" x 10'4" (4.37m x 3.15m)
Double bedroom

Bathroom

8'1" x 4'8" (2.46m x 1.42m)
Fully tiled with wc, bath with shower/mixer tap, sink with mixer and radiator

Shed

Allocated storage shed on the ground floor

Parking

Free parking on road and large parking bays with no parking restrictions

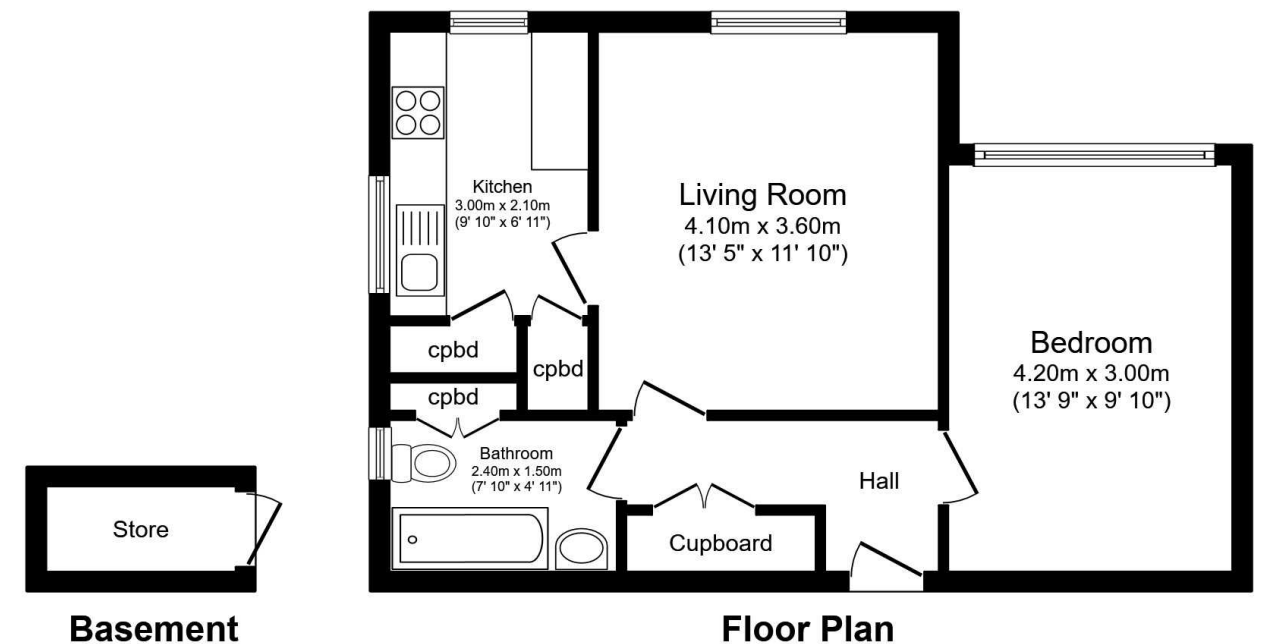
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 48.2 sq.m. (519 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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