



Gilhams Court

High Street | Berkhamsted | Hertfordshire | HP4 1AT



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****NO CHAIN**** ****360 VIRTUAL TOUR*** Williams Properties are delighted to welcome to the market this two bedroom ground floor flat in Berkhamstead close to the canal and within a walk of rail links to London Euston. The property is exclusively available to people 55 years and over and consists of a lounge/diner, kitchen, two double bedrooms and a wet room. The development also boasts a communal living area, communal gardens and parking, which includes an additional underground car park. Viewing is highly recommend on this fantastic property.

Offers over £250,000

- Close to Canal
- Ground Floor Flat
- Commuter Property
- Close To Amenities
- Underground Carpark
- Two Double Bedrooms
- Exclusively For Over 55's
- No Chain
- Communal Garden
- Rail Links to London Euston

Berkhamstead

Berkhamsted is surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London (Euston).

Council Tax

Band D

Local Authority

Hertfordshire County Council

Services

Mains water and electric, with electric heating.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the lounge/diner, both bedrooms, wet room and storage cupboards.



Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Food Hall. The larger towns of Hemel Hempstead and Watford offer wider facilities, while Milton Keynes and London are both easily accessible too.



Lounge/Diner
Lounge/diner consists of carpet laid to floor, doors leading into the kitchen and outside. There is space for a three piece suite, dining set and a range of other furniture.

Kitchen
Kitchen consists of a range of wall and base mounted units, with roll on worktops. Inset oven, electric hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated fridge/freezer and a window to the rear aspect.

Bedroom One
Bedroom one consists of carpet laid to floor, built in storage cupboards and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

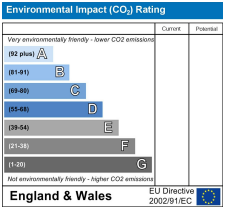
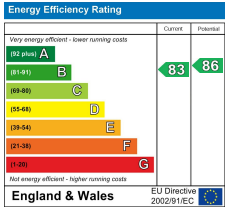
Bedroom Two
Bedroom two consists of carpet laid to floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

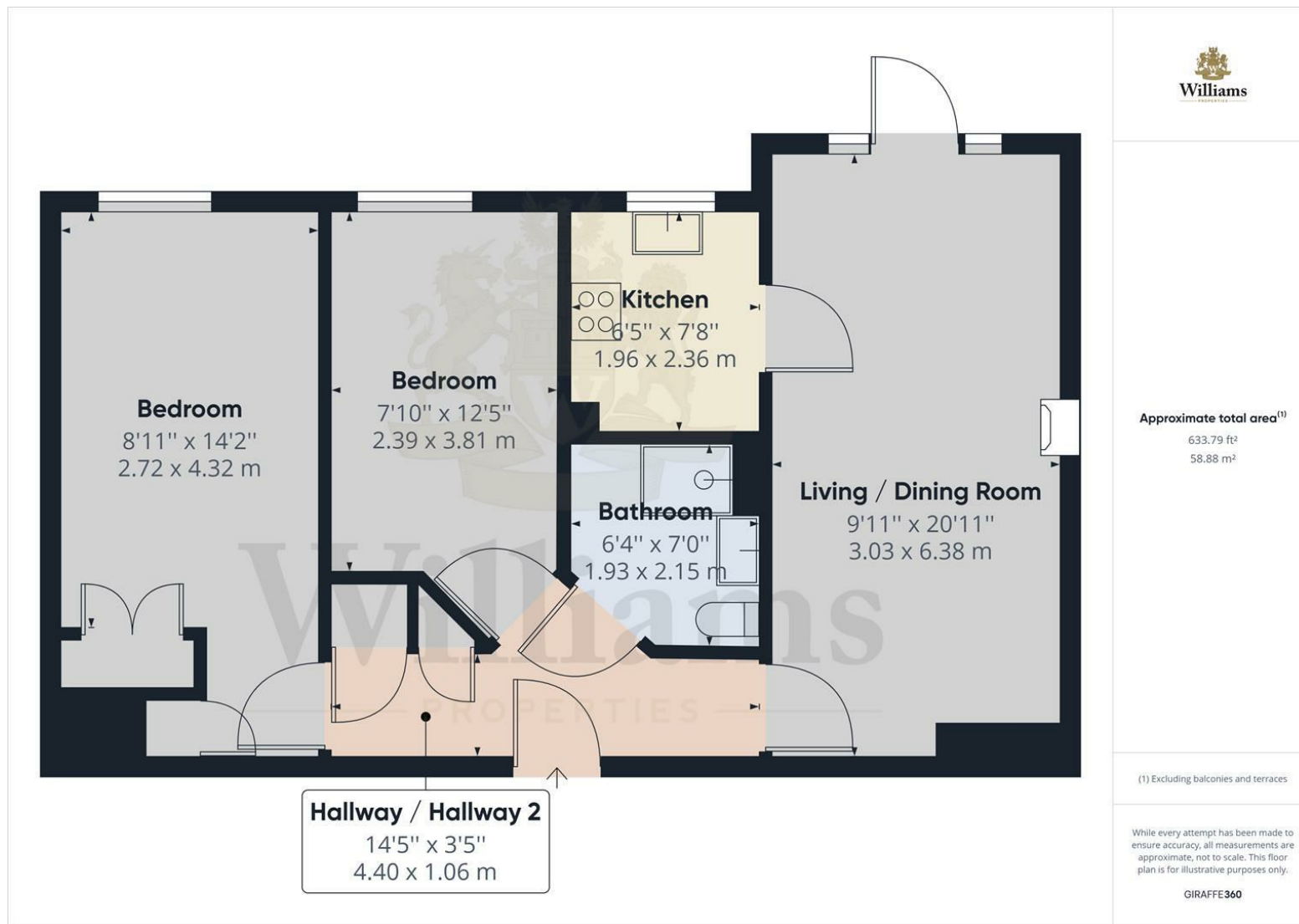
Wet Room
Wet room consists of tiles laid to the floor and to the surround. There is an open shower, hand wash basin and low level WC.

Parking
Plenty of parking including a communal parking area outside and further parking in an underground carpark.

Lease Details
Lease Length: 125 Years
Lease Remaining: 109 Years
Service Charge and Ground Rent: £4800.00 PA Approx.

Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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