



50 Pheasant Close

Berkhamsted, HP4 2HH

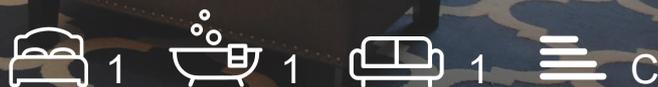
Offers Over £220,000

Ideal for **FIRST TIME** or **INVESTMENT PURCHASERS!!** An extremely well presented, bright and spacious one bedroom ground floor apartment within walking distance of Berkhamsted mainline train station and High Street. The property comprises of a welcoming open plan living room and immaculately presented kitchen with breakfast bar. There is a good size double bedroom with fitted wardrobe and a pristine shower room. The vendor has advised us that the lease is 89 years long, the ground rent payable per annum is £10 and the service charge is approx. £1085.64 per annum. The property also enjoys gas central heating and double glazing throughout. An appointment to view is essential to fully appreciate this stylish home.

- One Bedroom
- Modern Kitchen
- White Three Piece Bathroom Suite
- Ground Floor
- Easy Access to Town Centre
- Short Walk to Main Line Train Station
- Well Presented
- Ideal for First time or Investment Purchasers
- No Upper Chain
- Viewing Advised

Viewing

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

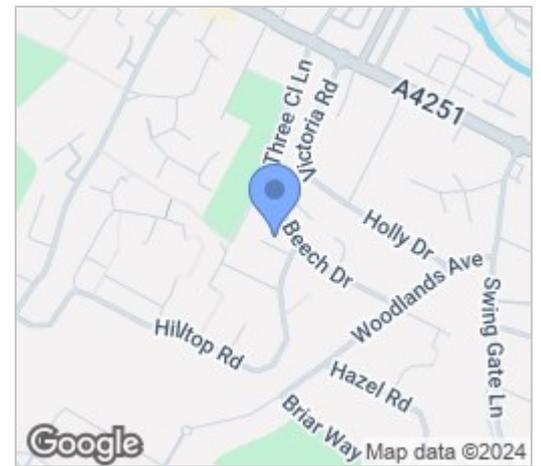
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



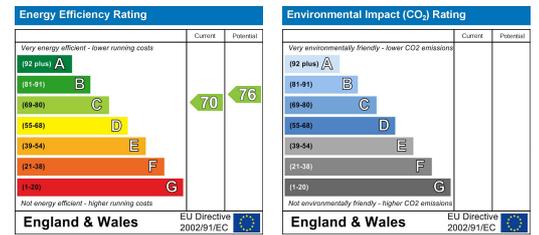
TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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