



SHELDON
LODGE

Castles

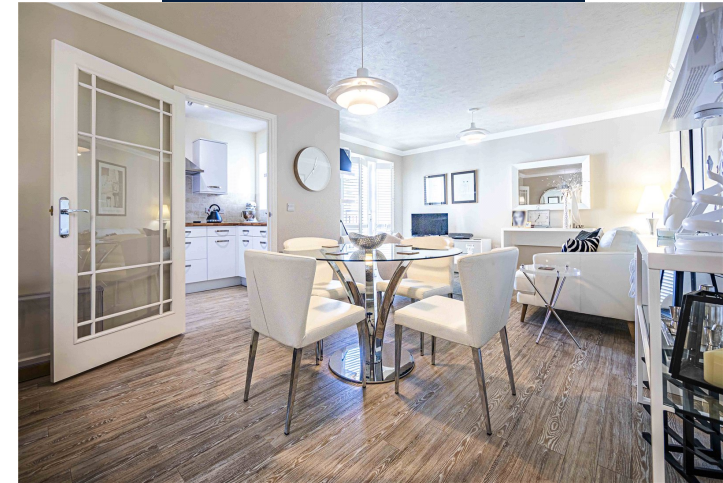
SHELDON LODGE
High Street, Berkhamsted, Hertfordshire HP4 1FP

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Guide Price
£350,000
(Leasehold)

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Castles are proud to present this Stunning first floor, One-Bedroom Apartment in the heart of Berkhamsted. Set within a sought-after development for the over 55s.

 1  1  1  Resident Parking

The property is accessed via a Secure Entrance into a wide Entrance Hall, providing ample space for mobility and access to a storage cupboard and a separate hot water cylinder.

The Generous Lounge/Dining room is perfect for relaxing or hosting visitors, with plenty of space for both living and dining furniture. Adjacent is a separate Kitchen, equipped with fitted units and space for appliances.

The spacious Double Bedroom benefits from plenty of natural light and features French Doors opening to a Juliet-style Balcony overlooking the grounds.

The apartment features a well-appointed shower room, complete with a walk-in shower, ideal for accessibility and ease of use.

Set within a well-maintained development for those aged 55 and over, the property offers peace of mind with communal facilities, on-site management, and proximity to Berkhamsted High Street, local amenities, and excellent transport links, including the mainline station with services to London Euston.

This apartment is ideal for those seeking independent living with the reassurance of a supportive, age-exclusive community.

Leasehold 119 years

Service Charge £4,972 pa

Ground Rent £718 pa

Specifications

- FIRST FLOOR OVER 55s APARTMENT
- CENTRAL LOCATION
- STUNNING CONDITION THROUGHOUT
- SPACIOUS LOUNGE/DINER
- SEPARATE FITTED KITCHEN
- DOUBLE BEDROOM
- WALK-IN SHOWER ROOM
- WALK TO SHOPS & STATION
- RESIDENTS OFF-STREET PARKING



Beautifully finished with secure access, communal facilities, and a prime location just moments from the High Street.



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

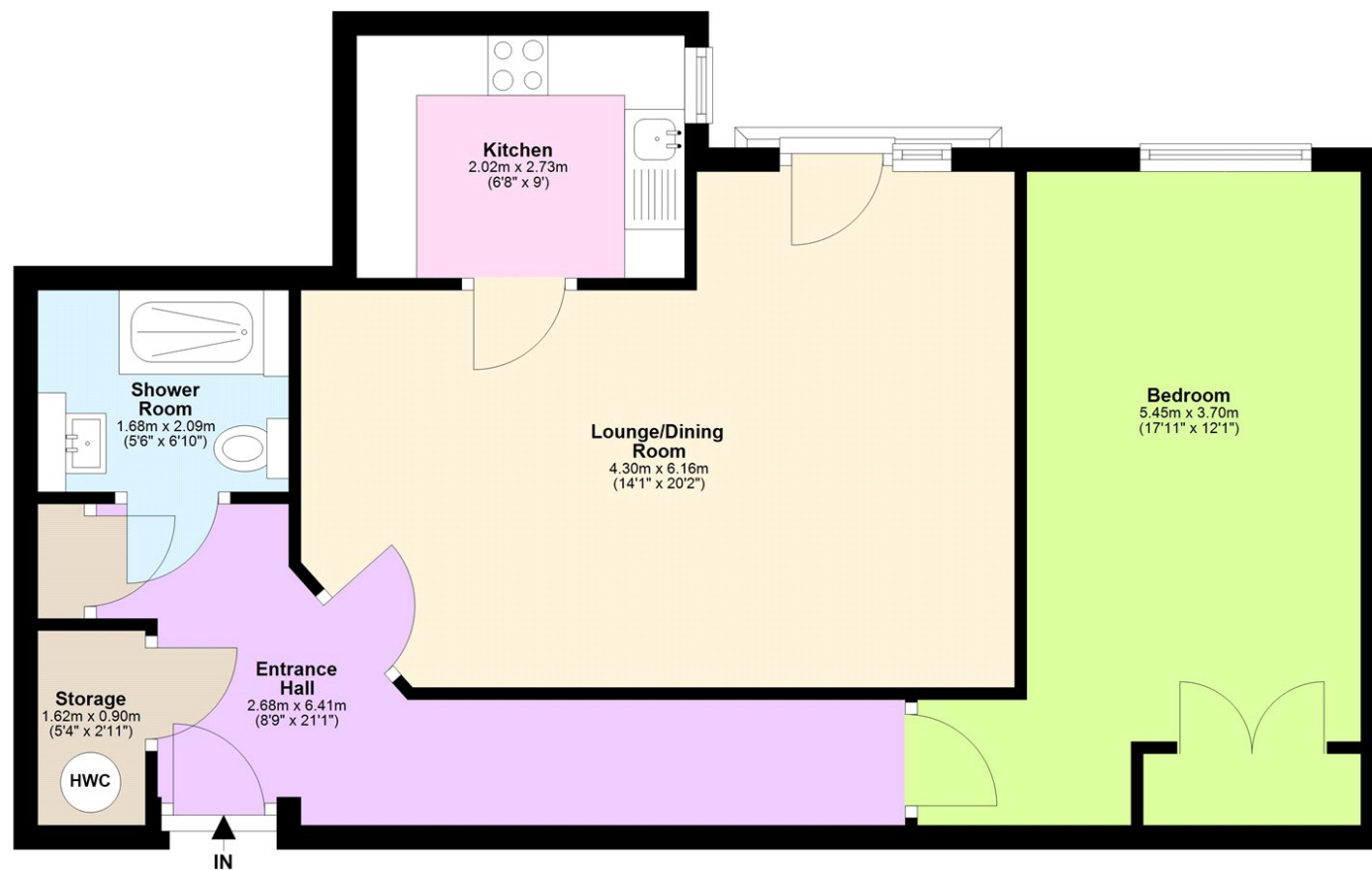
Tenure: Leasehold

Council Tax Band: C

EPC Rating: B

First Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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