



Castles

SHELDON LODGE
Berkhamsted, HP4 1FP

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£375,000
(Leasehold)

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This excellent two-bedroom first floor apartment is positioned perfectly just a stones throw away from Berkhamsted High Street



The large living and dining room offers ample space for furniture and features a fireplace with attractive surround and a juliet balcony. The kitchen is very well maintained and offers beautifully fitted storage and work units with tiled splashbacks, and eye-level oven, electric hob and extractor hood, fridge and freezer.

The large window also provides plenty of light with views to the communal outdoor area.

A double bedroom with fitted wardrobes and juliet balcony offers plenty of space for a large bed and furniture plus a modern, clean and the high-spec en suite tiled shower room has a heated towel rail and a large shower cubicle.

The second double bedroom is very generous in size and has a large window. The family bathroom is fully tiled with a modern white bathroom suite.

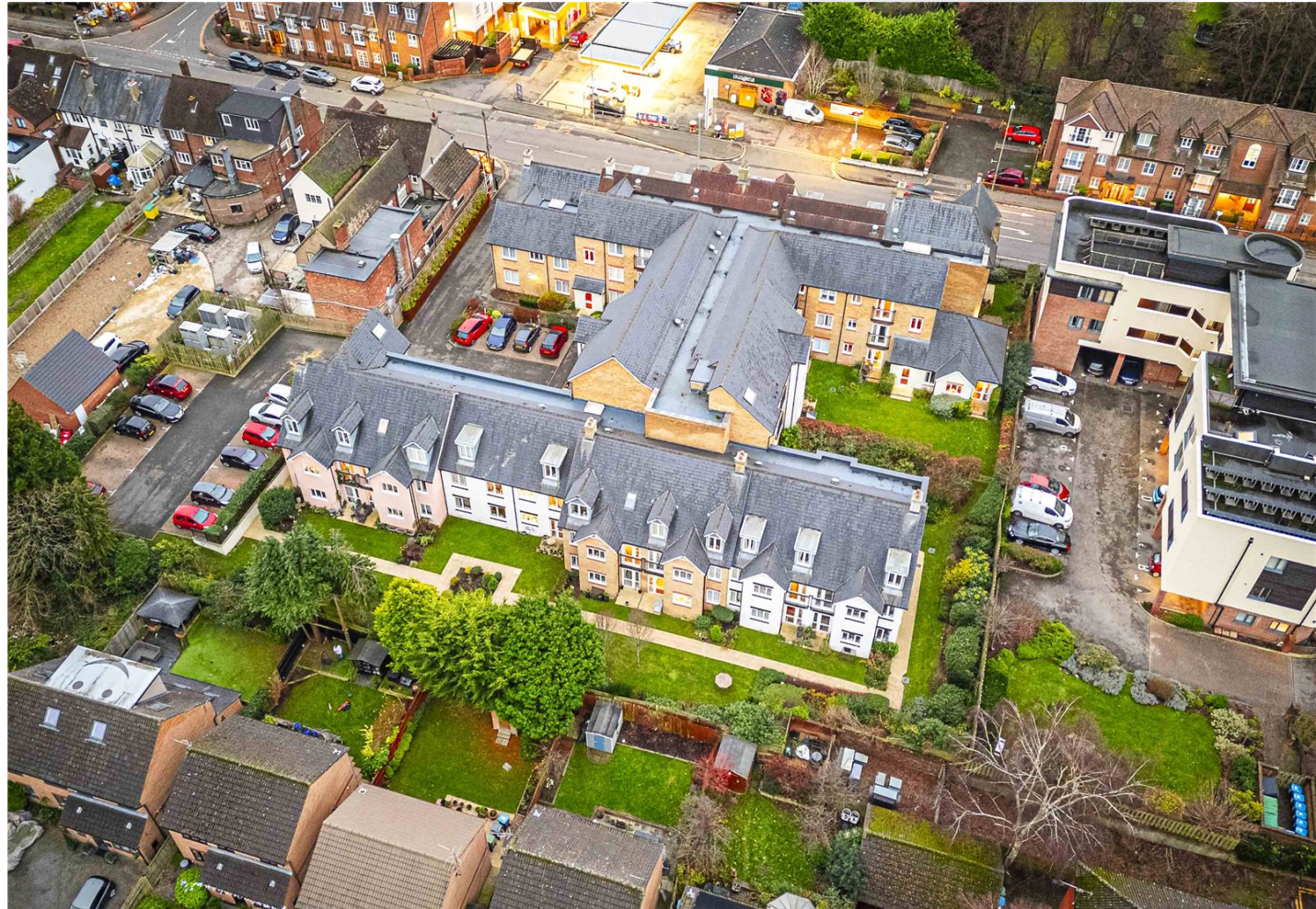
The Lodge manager is on hand throughout the day to support residents while a Guest Suite adds further accommodation should family and friends wish to stay over.

Specifications

- 2 BEDROOMS
- 1 RECEPTION
- 2 BATHROOMS
- RETIREMENT FIRST FLOOR FLAT
- COMMUNAL GARDENS
- RESIDENT PARKING
- VERY GOOD DECOR
- TOWN LOCATION



Sheldon Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55



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 Dutchy 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.

First Floor w/Lift
Approx. 72.1 sq. metres (776.5 sq. feet)



Tenure: Leasehold
Council Tax Band: D
EPC Rating: B

Total area: approx. 72.1 sq. metres (776.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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