



Ravens Wharf Ravens Lane, Berkhamsted HP4 2UA



A bright and generously proportioned apartment in the heart of Berkhamsted. Set on the first floor, the property provides well-balanced accommodation beginning with a spacious entrance hall with a storage cupboard, leading to two double bedrooms—one with an inbuilt wardrobe—each featuring French doors and a Juliette balcony. A modern bathroom and double doors opening into the light-filled lounge/dining room, which enjoys access to a south-easterly facing Juliette balcony with French doors, complete this level.

From the hallway, stairs rise to the kitchen, fitted with a hob, integrated oven and space for additional appliances. The property benefits from gas central heating, a lock-up, and allocated parking.

Perfectly positioned just moments from the High Street, mainline station and an excellent range of local amenities. It is also within easy walking distance of The Boat, one of Berkhamsted's best-known waterside pubs, offering a lovely canal side setting for food and drinks.

With no upper chain, this is an excellent opportunity for professionals, downsizers or investors seeking space, comfort and a prime town-centre location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

Ravens Wharf Ravens Lane, Berkhamsted

- Prime town-centre Berkhamsted location
- Two double bedrooms with Juliette balconies
- Light-filled lounge/diner with balcony
- Spacious entrance hall
- Kitchen with hob, oven and appliance space
- Lock up plus allocated parking
- Offered with no upper chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1200.00

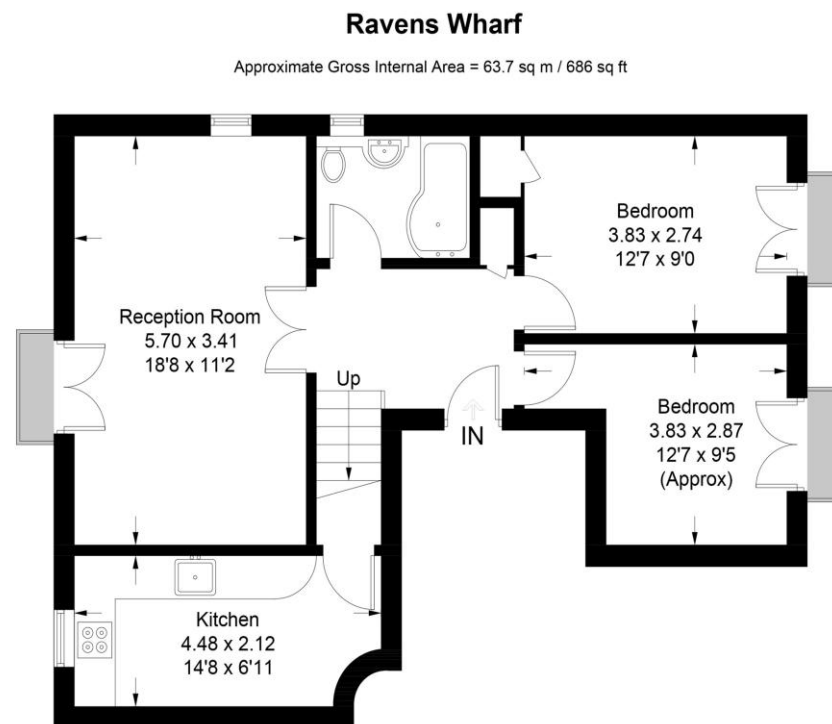
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£350,000

Bright first-floor apartment with two double bedrooms, balcony, separate kitchen, a lock-up and allocated parking, moments from Berkhamsted High Street and station, offered chain free.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1304521)

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Property Reference:
BKH103341 - 0006

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