



The Rex High Street, Berkhamsted HP4 2BT



Accommodation inside this rarely available, exceptional and recently decorated luxury ground floor apartment comprises an entrance hall, spacious living/ dining room with patio doors leading out to a courtyard, fitted kitchen offering ample storage, two bedrooms and a bathroom. The main bedroom benefits from its own en-suite shower room. Externally the property enjoys direct access to a shared courtyard garden for enjoying outdoor space and comes with secure parking and entryphone security entry. The development has been created sympathetically considering the Art Deco heritage of the building. The apartment is situated close to all amenities and within a few minutes walk of the mainline train station.





welcome to

The Rex High Street, Berkhamsted

- Ground Floor Apartment
- Two Bedrooms
- Living/Dining Room
- Shared Courtyard Garden
- En-suite shower room
- Secure Covered Parking
- Town Centre Location
- Chain Free

Tenure: Leasehold EPC Rating: Awaited

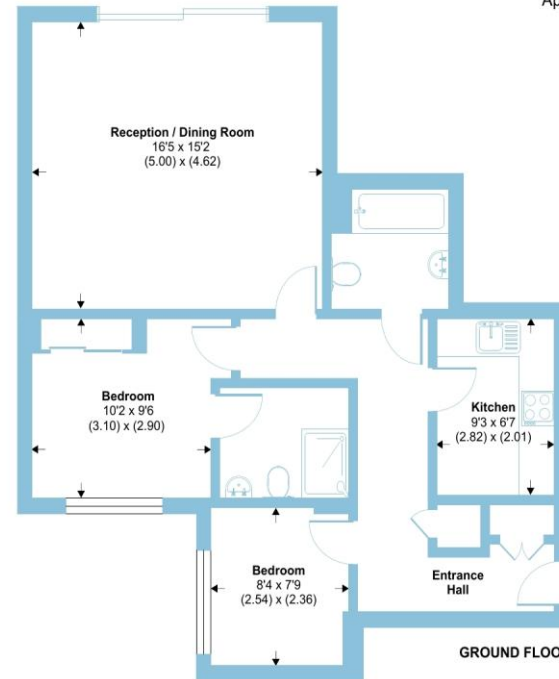
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offered CHAIN FREE and centrally located in the heart of vibrant Berkhamsted town centre, this spacious ground floor, two bedroom apartment is located within the iconic Art Deco Rex Development, benefitting from courtyard garden and secure covered parking.

High Street, Berkhamsted, HP4

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



Offers over

£440,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus - REF: 1100945



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Property Reference:
BKH102712- 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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