



The Rex High Street, Berkhamsted HP4 2BT



The accommodation includes a large welcoming entrance hall area with double doors entering a spacious lounge, with large windows and high ceilings, perfect for relaxing and entertaining. There are two spacious bedrooms with the principal bedroom benefiting from an en-suite bathroom, creating a comfortable and private retreat. The fitted kitchen offers ample storage, and a second bathroom completes the accommodation. Additional features include a share of the freehold, two allocated parking spaces, and the advantage of being sold chain free. Located on Berkhamsted's vibrant High Street, with boutique shops, restaurants, and excellent transport links on your doorstep, this is a rare opportunity to secure a truly special home in one of the town's most iconic addresses.





welcome to

The Rex High Street, Berkhamsted

- Prime Berkhamsted Location
- First Floor
- Two Bedrooms
- Two Bathrooms
- Large Living Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2500.00

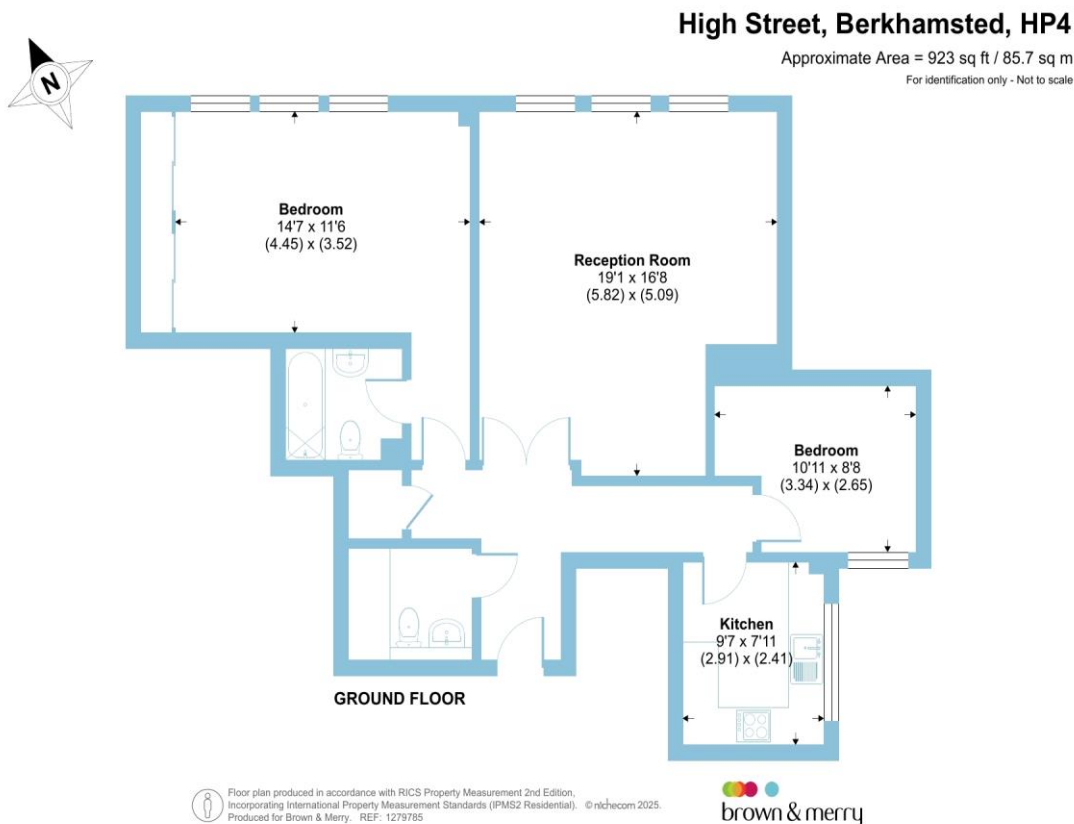
Ground Rent: Ask Agent

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.

offers in excess of

£400,000

Situated in the heart of Berkhamsted, this stunning two-bedroom apartment located in the iconic Rex building offers generous proportions, stylish features and a prime location.



check out more properties at [brownmerry.co.uk](https://www.brownmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH103012- 0006

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.



01442 870444



berkhamsted@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownmerry.co.uk](https://www.brownmerry.co.uk)