



THE CATSBOY PUB

ACCESS

REGENT  
ESTATES

# THE REX, HIGH STREET, BERKHAMSTED

£425,000 Leasehold

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## ACCOMMODATION

A generously proportioned two double bedroom, two bathroom, top floor apartment located in this iconic development in the heart of the town, further benefiting a balcony, gated parking and no upper chain.

This landmark Art Deco building is approached on foot from the High Street, with a lift and stairs providing access to all floors.

Within the apartment, accommodation comprises an exceptionally spacious open-plan kitchen/dining/living room, a master bedroom benefiting from built-in wardrobes and generous ensuite shower, a guest bedroom with ensuite bathroom and useful storage.

Outside, there are attractive paved communal gardens and secure allocated parking for one vehicle.

Lease - 125 years from 2002  
Service charge approx. £2,761.02 per annum, payable in two installments.  
Ground Rent - £200 Per annum

Electric hot water and heating. Mains water, electricity and drainage.

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service to London (Euston).

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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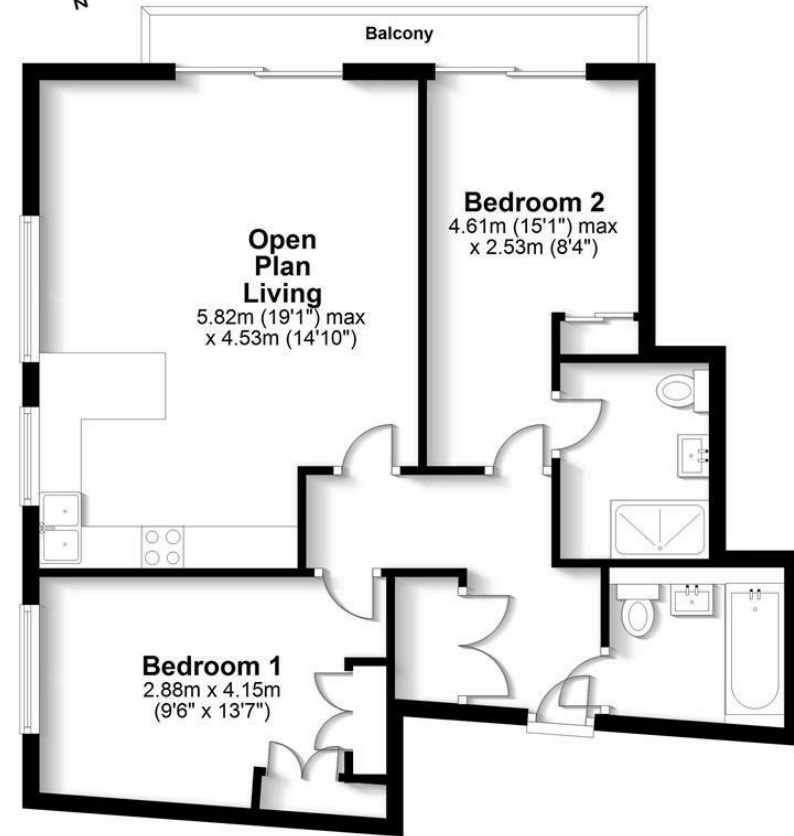






### Third Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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