



REGENT
ESTATES

CHESHAM ROAD, BERKHAMSTED

£295,000 Leasehold

ACCOMMODATION

A stylish and modern 2 bedroom top floor apartment situated within a stone's throw of the town centre and station. The current owner has re-decorated and refurbished the apartment to a high standard. The property offers a spacious lounge/dining room, fully fitted modern kitchen, two bedrooms, a luxury, fitted bathroom and allocated parking.

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Collegiate School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

LOCATION

Ideally situated in the town centre and the main railway station, offering a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports.

OUTSIDE

Allocated parking space and visitor parking.

A highly desirable market town offering a diverse range of shops and boutiques, restaurants, pubs and cafe's. There is a good range of leisure facilities and in the surrounding countryside the National Trust's Ashridge Estate offers 5,000 acres for walking, golf and horse riding pursuits.

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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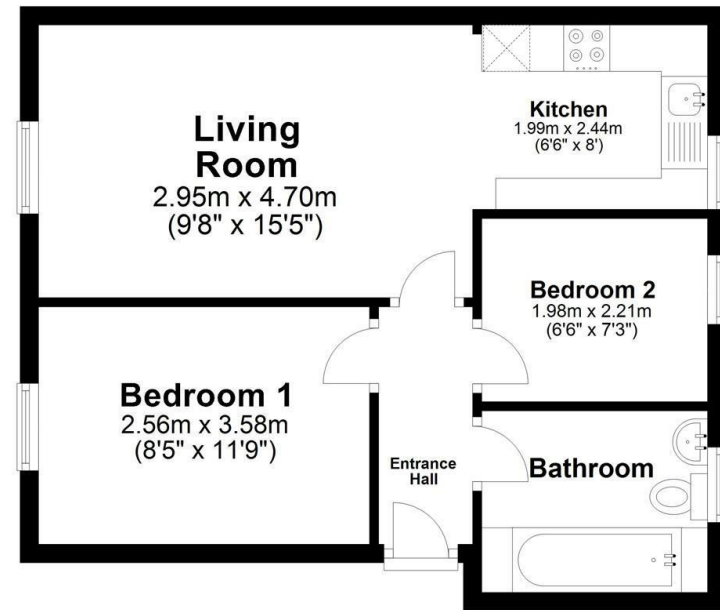






Floor Plan

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 41.0 sq. metres (441.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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