



REGENT  
ESTATES



# CHESHAM ROAD, BERKHAMSTED

£290,000 Leasehold

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## ACCOMMODATION

A modern one bedroom ground floor apartment with private garden, side access and allocated parking, enjoys a superb town centre location, perfectly placed for accessing High Street amenities and a short walk to the mainline station. Extended Lease and NO UPPER CHAIN.

A secure entry system allows access into the communal lobby. Within this well-presented apartment, accommodation includes a spacious dual-aspect open plan kitchen/dining and living room featuring an updated kitchen with doors out onto a private generous rear garden with side access. A good-sized double bedroom includes fitted wardrobes, while the modern bathroom benefits from built-in storage.

Outside, there is allocated parking for one vehicle. Situated in an exceptionally convenient location, Berkhamsted's many independent shops and restaurants are just a few steps away.

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

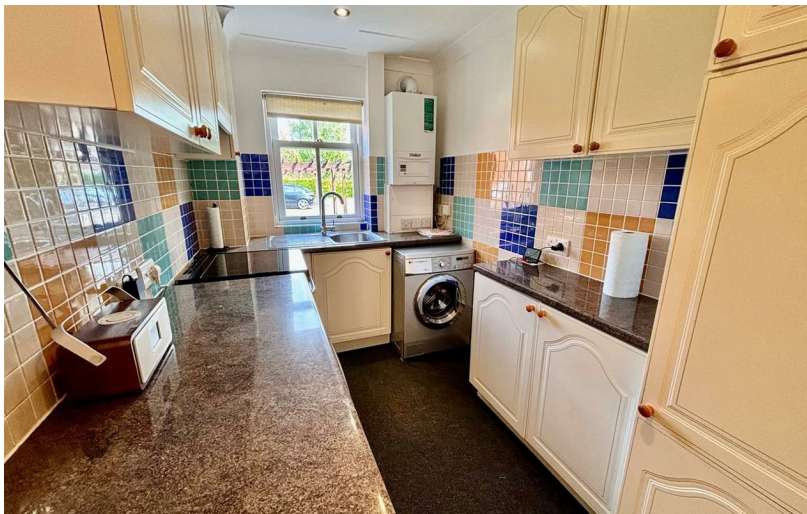
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)





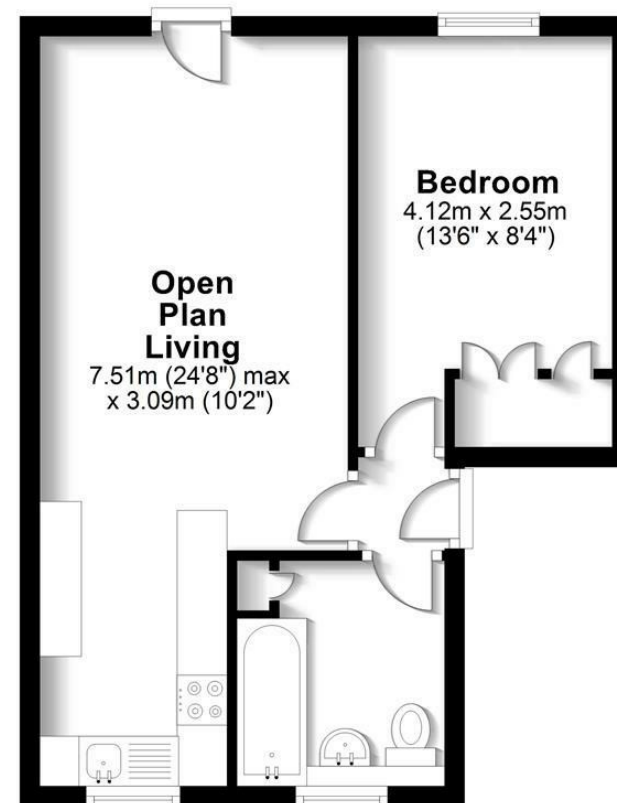






## Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 37.4 sq. metres (402.6 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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