



REGENT  
ESTATES

# BROADWATER, BERKHAMSTED

£425,000 Leasehold - Share of Freehold

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## ACCOMMODATION

An immaculately presented and recently updated two bedroom ground floor apartment offered to the market with outside patio area and communal gardens, no onwads chain, parking and garage set in the popular Broadwater development, located within flat walking distance of Berkhamsteds Train Station and High Street.

The property comprises of an entrance hall, excellent size bright lounge / dining room with patio french doors out, immaculately presented kitchen, master bedroom with fitted wardrobes, second bedroom and a family bathroom.

Outside the property enjoys communal gardens and permit parking. Other benefits to the lovely property include a share of freehold a long lease of 955 years and gas central heating.

### TENURE

Leasehold (term: 995 years from 24 June 1984)

Service Charge - £650 per annum

Ground Rent - £0

## 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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HP4 3HH

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

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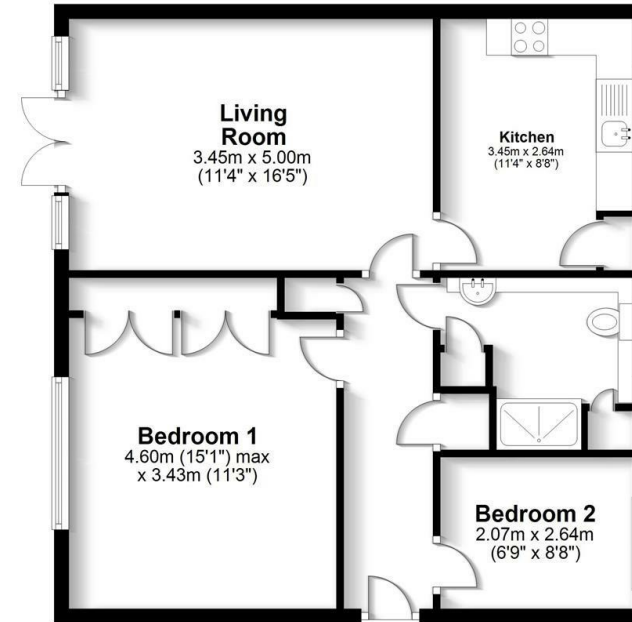






### Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 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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