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REGENT  
ESTATES



# CASTLE STREET, BERKHAMSTED

£395,000 Freehold

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## ACCOMMODATION

A rare opportunity to purchase this double fronted grade 2 listed character property within close proximity to Berkhamsted Town Centre. The premises are currently being used as a Hairdressing/beauty salon but has the added benefit offering an opportunity to convert to a residential home subject to all the usual planning permissions.

The accommodation briefly comprises, entrance salon with stairs rising to the first floor, rear studio, and cloakroom. Upstairs is a kitchen and treatment rooms. Outside is a rear courtyard with side access.

## 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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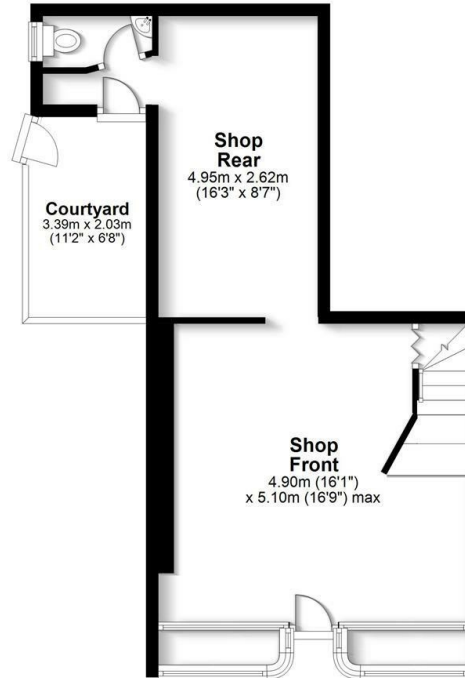






**Ground Floor**

Approx. 44.0 sq. metres (473.3 sq. feet)



**First Floor**

Approx. 28.6 sq. metres (307.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.7 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 - 2  
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