



REGENT  
ESTATES

# RIVERSIDE GARDENS, BERKHAMSTED

£230,000 Leasehold

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## ACCOMMODATION

A deceptively spacious two double bedroom first floor flat in need of modernisation. The property benefits from residents parking and communal gardens and is situated just a short walk from the Grand Union Canal and town centre. NO UPPER CHAIN!

Ideal for a first time buyer or investor, this bright apartment is situated on the first floor with access onto a generous sized balcony. The accommodation is well laid out in an excellent location convenient for the Grand Union Canal, High Street and Station.

The large sitting room has plenty of natural light. The kitchen has been fitted with a range of wall and base units and has space for a breakfast table. A bathroom serves the two generously proportioned bedrooms.

Yield return 5.18% let out in current condition at £1,100pcm.

The property includes double glazed windows, gas fired central heating and has no onwads chain.

Lease - 89 years remaining  
Ground rent - £10 per annum  
Service charge approximately - £276 per annum

## 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

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### First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 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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