



REGENT
ESTATES

BIRTCHELL CLOSE, BERKHAMSTED

£1,600 PCM

ACCOMMODATION

A second floor executive apartment situated within a quiet residential area, a convenient distance from the town centre and train station, benefitting from a good size balcony overlooking the Grand Union canal. Gas central heating. Undercover car port for one car. EPC Rating B. Council Tax Band D.

AVAILABLE UNFURNISHED FROM BEGINNING OF MAY

Accommodation: Entrance hall, modern kitchen with integrated appliances, open plan to living/dining area benefitting from two sets of French doors leading onto the balcony, master bedroom with en suite shower, second double bedroom, bathroom.

LOCATION

Directions - From Regents office in the town centre, proceed along the High Street in a westerly direction, turning right at the second set of traffic lights into Stag Lane. Take the first left into Sheldon Way and then the first right into Birtchell Close, turning right at the end, and the entrance to the property will be directly in front.

OUTSIDE

Outside - Attractive communal gardens surround the property, which are lawned with some planted borders. There is also a bicycle store and a generous size carport, providing allocated parking for the apartment. The Grand Union Canal is directly adjacent the property and provides very pleasant and convenient walks along the tow path into Berkhamsted's town centre, for easy access to all of the local amenities.

Services - All mains services provided.

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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BIRTCHELL CLOSE, HP4 1FE
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