1-2
CHARTWELL
1-12
MARLBOROUGH
REGENT
ESTATES

# GRAEMESDYKE ROAD, BERKHAMSTED

## £725,000 Leasehold

## ACCOMMODATION

Regent Estates are delighted to present to the market a truly unique and incredibly spacious 3 double bedroom duplex apartment situated on the 2nd and 3rd floors, situated in one of Berkhamsteds premier roads and set in an attractive gated development. Lift access to the apartment, Parking for 2 and located within walking distance of the high street and mainline train station.

Accommodation comprises:- Entrance hallway, kitchen/breakfast room, living room, guest bedroom en-suite, wc, master bedroom with en suite shower room and dressing area, double bedroom, bathroom, allocated parking, communal gardens.

Council tax band - G
EPC - C
Lease remaining - 97 years
Ground Rent - £250pa
Service charge -£2,400pa

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

## OUTSIDE

Outside, the development is set with beautifully maintained communal gardens where there are mature trees and colourful flower and shrub beds and residents seating areas. The apartment comes with a private allocated parking space and there is also ample visitors parking space.

## 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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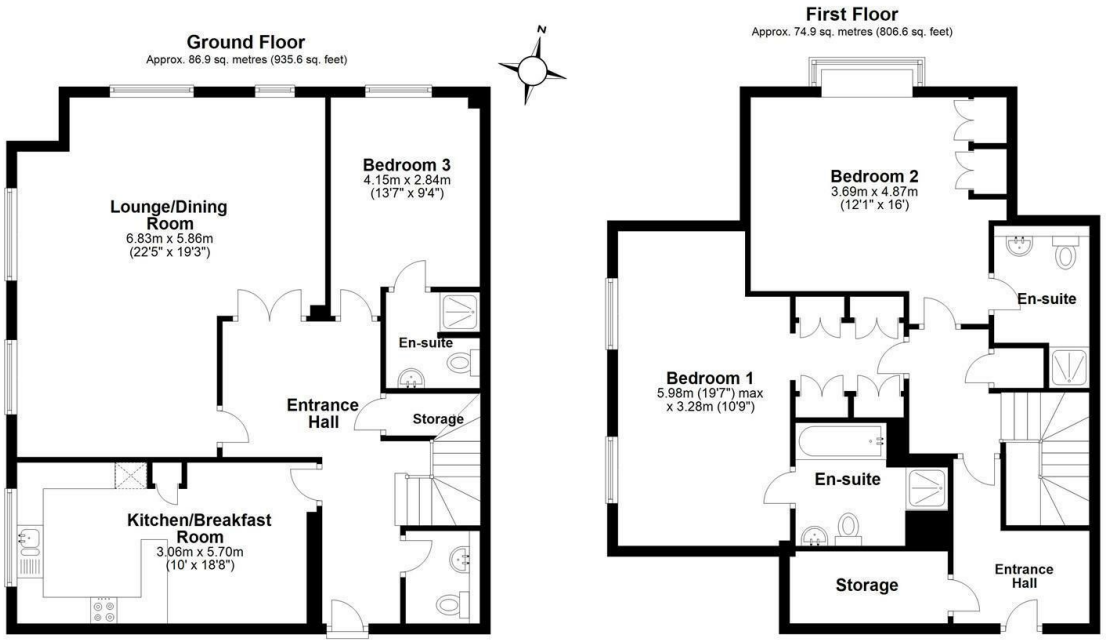


Total area: approx. 161.9 sq. metres (1742.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

REGENT ESTATES

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