



REGENT  
ESTATES

# SEVENS CLOSE, BERKHAMSTED

£425,000 Leasehold

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## ACCOMMODATION

A modern and beautifully presented 2 double bedroom duplex apartment larger than average offering over 1000 sq ft set in a superb location, tucked away just off the High Street. The property benefits private secure parking and an en suite to the master bedroom.

Main entrance with stairs leading to the first floor. The front door leads to the accommodation which comprises: Hallway with stairs to the second floor. A spacious living/dining room with a dual aspect, separate fully fitted kitchen, two double bedrooms, Large master bedroom with en suite and, a separate family bathroom. The property further benefits from communal gardens and an allocated parking space.

EPC -Band - C  
Council Tax - E  
Lease remaining - 125 years  
Ground rent -£0 peppercorn  
Service charge - £2570 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

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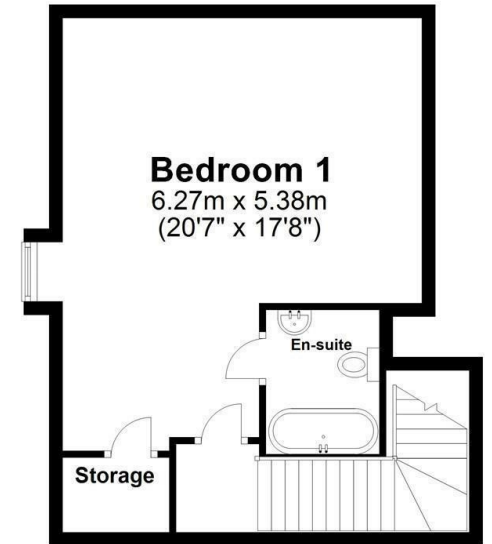
### First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



### Second Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 94.5 sq. metres (1017.2 sq. feet)

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

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