
REGENT
ESTATES

SEVENS CLOSE, BERKHAMSTED

£390,000 Leasehold

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 duel 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 - £2905.24 per annum

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

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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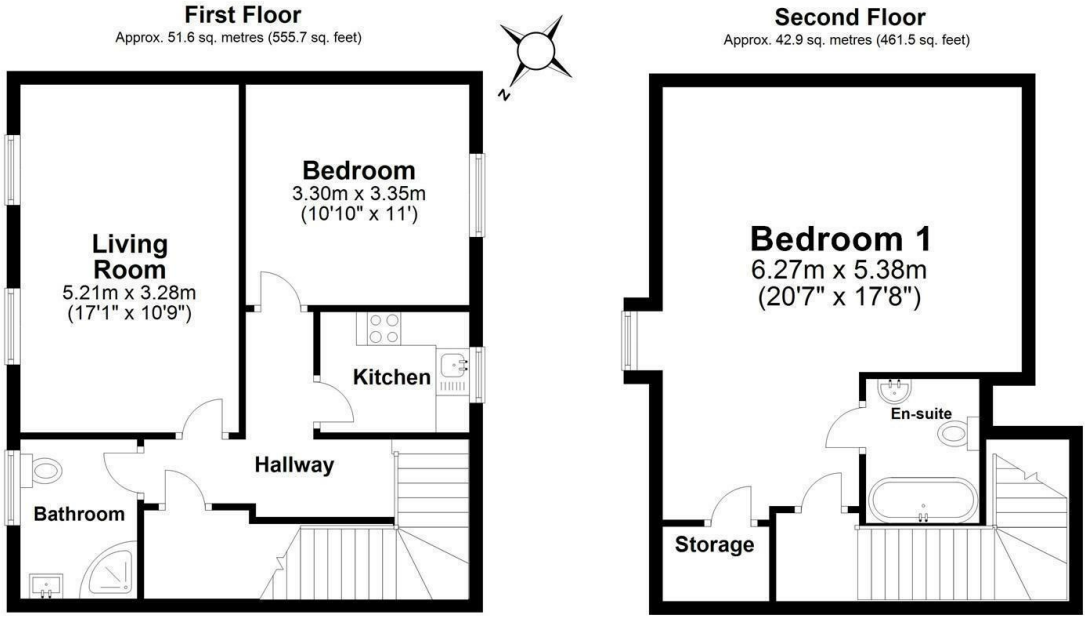












Total area: approx. 94.5 sq. metres (1017.2 sq. feet)

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

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