
REGENT
ESTATES

LEAHURST, HOME FARM, NORTHCHURCH

£285,000 Leasehold

ACCOMMODATION

GUIDE PRICE BETWEEN £285,000 - £300,000 A spacious and quirky two double bedroom first-floor maisonette, forming part of a charming stable conversion and set in a peaceful location within walking distance of local amenities. The property is offered for sale with NO UPPER CHAIN.

The accommodation comprises a private entrance with stairs rising to the first floor, where you'll find a large lounge/dining room, a fitted kitchen, two well-proportioned double bedrooms, and a family bathroom.

Externally, the property benefits from communal gardens to the front and allocated off-street parking.

This superb property is situated in a popular residential location within walking distance of public transport, local shops and the village bakery/café.

Lease - 125 years remaining
Ground rent - £0
Service Charge- £1,273.04 per annum

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

LOCATION

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a well stocked Tesco Express and Post Office around two hundred yards from the property, and there is a fish and chip shop, bakery and coffee shop also nearby.

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

OUTSIDE

Outside, there are pleasant communal gardens, and the property also benefits from having off road parking.

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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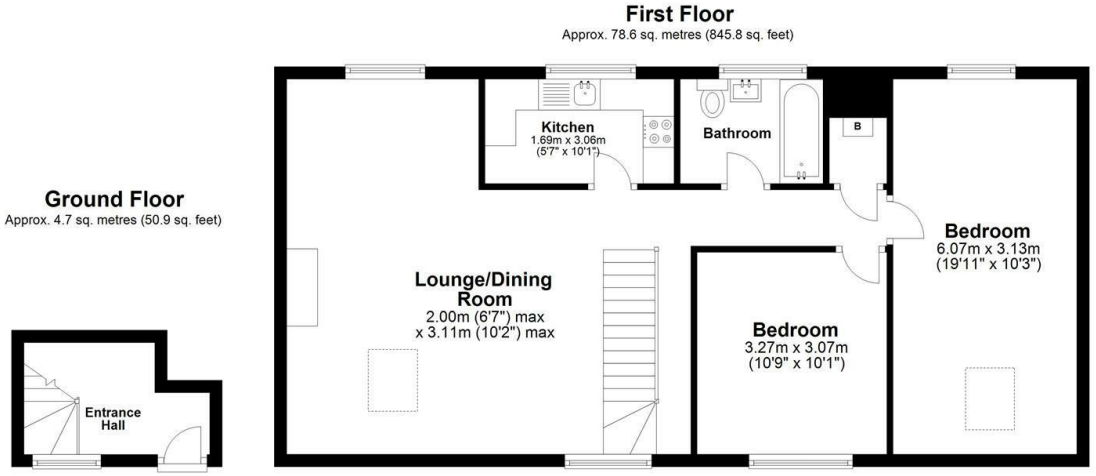












Total area: approx. 83.3 sq. metres (896.6 sq. feet)

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

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