



REGENT  
ESTATES

# BELTON ROAD, BERKHAMSTED

**£162,500** Leasehold

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## ACCOMMODATION

An exciting opportunity to acquire a 50% shared ownership interest in this beautifully presented two-bedroom ground floor maisonette, ideally located within a short, level walk of Berkhamsted High Street and benefiting from resident parking.

The accommodation comprises a welcoming entrance hallway leading to a spacious living room and a generous kitchen/breakfast room. The kitchen is well appointed with a range of base and wall units, offering ample storage and worktop space, making it ideal for everyday living and entertaining.

Further accommodation includes two well-proportioned double bedrooms, both served by a fitted family bathroom. Externally, the property enjoys direct access to a private patio area and the communal lawn, providing a pleasant outdoor space. Resident parking is available to the front of the property.

Well presented throughout, this home would make an ideal purchase for first-time buyers, downsizers, or those looking to take their next step on the property ladder.

This property is currently held under a shared ownership scheme in conjunction with Hightown Housing Association. The advertised price reflects the vendor's 50% share.

Rent and service charges per month

Rent payable on the remaining share: £513.16

Service charge: £50.51 per month

Insurance charge: £10.36

Management fee: £23.33

Planned maintenance: £15.53

Total per month: £612.89

All purchasers must meet Hightown Housing Association's eligibility criteria. Please contact them directly for guidance on purchase requirements.

Hightown Housing Association has also advised that they would be prepared to allow staircasing to 100% freehold ownership. This would enable a purchaser to buy both the vendor's 50% share and the remaining 50% share from Hightown Housing Association simultaneously, resulting in full freehold ownership upon completion. Your conveyancer will advise on timescales, and purchasers should satisfy themselves as to lending and affordability requirements.

## 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.

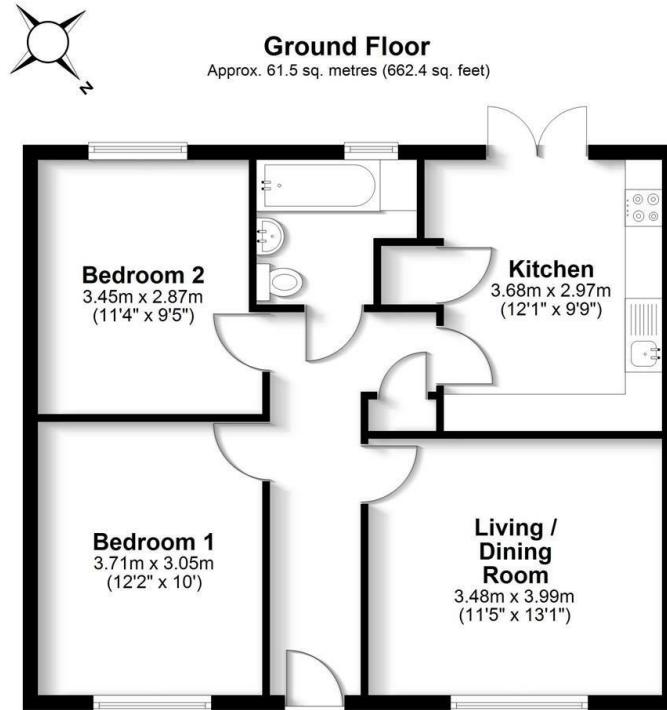
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Total area: approx. 61.5 sq. metres (662.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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