



# The Rex, High Street

Berkhamsted



## Offers In Excess Of £290,000

entrance hall | kitchen/diner | living room | master bedroom with ensuite bathroom | second bedroom | family shower room | allocated parking & secure storage

A two bedroom, two bathroom, second floor apartment benefitting from lift access, superbly situated in this iconic development right in the heart of the town.





Once inside this well laid out apartment, accommodation includes a lovely, light living room featuring a Juliet balcony, and a separate modern kitchen/diner with integrated oven, dishwasher, fridge/freezer and washing machine. Accessed from the hallway, the good-sized master bedroom benefits from built-in storage and an ensuite bathroom. There is a second bedroom plus a family shower room.

Outside, the property comes with secure allocated parking and a useful lockable storage cupboard. This landmark Art Deco building is excellently placed for accessing the town's amenities.

#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

#### Tenure

Share of Freehold: associated lease is 999 years from 01/06/2020

Ground rent: peppercorn

Service charge 2025/2026: £4,061.06 per year

#### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

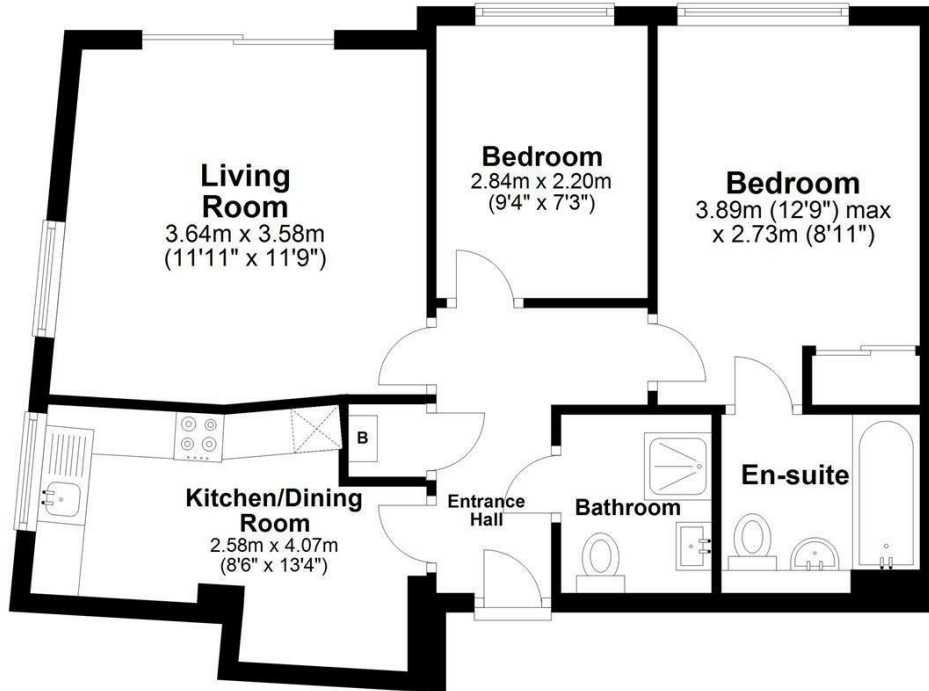


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## Ground Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



Total area: approx. 53.6 sq. metres (576.4 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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