



REGENT  
ESTATES

# SHOOTERSWAY, BERKHAMSTED

£1,295,000 Leasehold

## ACCOMMODATION

The Denton in Berkhamsted is an exclusive range of 103 one & two bedroom apartments and penthouses by Elysian Residences, specialising in the development and operation of luxury retirement communities.

Number 36 is a stunning 2nd (top) floor comfort-cooled Penthouse apartment with double aspect views East and North towards Berkhamsted and the Chiltern Hills. Large private wraparound terrace, walk in storage cupboards, Master suite with dressing room, and en suite bathroom with bath and walk-in double shower. Marble kitchen with breakfast bar, peninsular, Miele appliances: double oven (micro, grill, fan / conventional), induction hob, Siemens frost-free fridge/freezer, dishwasher, washer/dryer, airflow system, Herringbone floors, brushed brass bathroom fittings.

The Elysian team comprises best-in-class property development, operations and management professionals, with more than 150 years combined experience in designing, delivering and managing exceptional UK property, including some of the most prestigious new residential and retirement developments in the country.

The team believes passionately that, as you get older, life can and should be fulfilling, engaging, and uplifting. Their aim is to give you access to the very best life has to offer, whether that be food, experiences, or service. All whilst letting you live your life on your own terms, and in your own home.

Elysian Residences offers all the services and amenities you would expect in a five star hotel, including a restaurant, bar, gym, 24-hour concierge, services and support if needed. The difference is you own your home, with your own front door. You can bring your favourite furniture, treasured possessions and even your pet. If you choose, there is a wealth of activities to take part in, right on your doorstep.

## LOCATION

Nestled in a leafy bustling historic market town surrounded by the beautiful Chilterns. From canal-side and country walks to a vibrant High Street filled with independent shops and cafes. There is a year round craft and farmers markets, open air theater in the grounds of the Norman Berkhamsted Castle and art deco cinema. There is an excellent choice of places to dine out, with many bistros and pubs throughout the High Street. The A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service into London Euston.

## OUTSIDE

The gardens will be created to provide a delightful and cathartic space to be in. Cutting edge science is increasingly helping to understand the medicinal value of plants and by employing an understanding of plants and all their qualities, the grounds will offer another dimension to this exclusive lifestyle. Planting will be chosen for their beneficial and sensory properties such as Mint, Lemon Verbena, Horehound and Rosemary designed to stimulate the senses.

## 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.

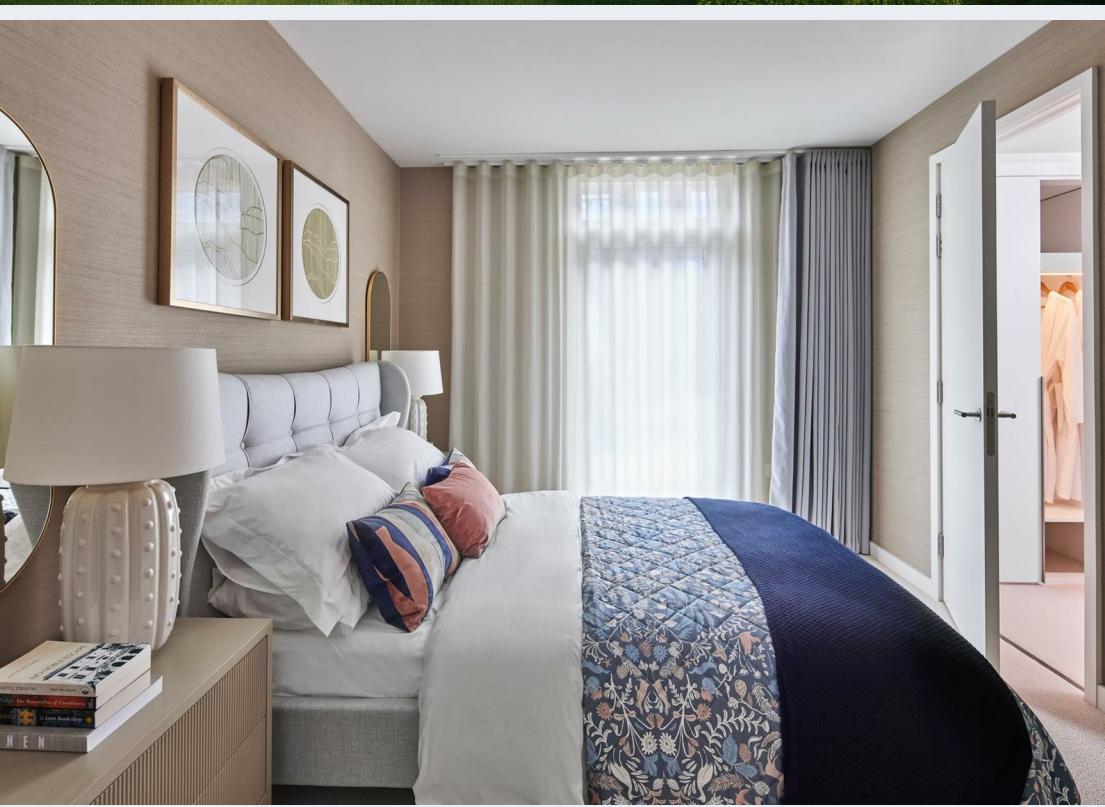
## VIEWING

Strictly by appointment through Regent Estates.

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PENTHOUSE RESIDENCE

DENTON PLACE  
*Apartment 36*  
2<sup>ND</sup> FLOOR

NET SALES AREA  
121 sq m / 1,306 sq ft

APPROXIMATE MAX ROOM DIMENSIONS

	FT	M
LIVING / DINING / KITCHEN	38'4" x 16'5"	11.69 x 5.04
MASTER BEDROOM	19'8" x 14'0"	6.05 x 4.28
GUEST BEDROOM	10'4" x 9'4"	3.16 x 2.87
TERRACE	63'6" x 25'6"	19.40 x 7.80

