



REGENT
ESTATES

CHESHAM ROAD, BERKHAMSTED

£495,000 Leasehold

ACCOMMODATION

A well-presented and spacious two-bedroom apartment featuring two generous double bedrooms, a double-length garage, and a west-facing balcony with far-reaching views across the valley.

Set within the highly desirable Regency Heights development, the property is ideally located within a short walk of the High Street and mainline train station. Further benefits include a tandem garage for two vehicles, no upper chain, and a share of the freehold.

The building is accessed via a well-maintained, carpeted communal entrance hall with entry phone system, lift and stair access to all floors. The apartment's private entrance hall is bright and welcoming, providing access to all principal rooms.

The spacious sitting room is accessed via double doors and features a bay window along with direct access to the large westerly-facing balcony — ideal for enjoying afternoon and evening sun. Adjacent to this is the generously sized kitchen/breakfast room, which already offers excellent space but also provides potential to be opened into the sitting room to create an impressive open-plan kitchen, dining and family area. The kitchen is fitted with modern eye- and base-level units, contrasting work surfaces, a one-and-a-half bowl sink, and a range of integrated appliances.

Both bedrooms are comfortable doubles. The principal bedroom benefits from an en suite shower room, fitted with a large walk-in shower, wash hand basin and WC. The second bedroom is served by the main bathroom, which comprises a bath with shower over, wash hand basin and WC. There is also a useful linen cupboard housing the central heating boiler.

Davis House is surrounded by attractive communal gardens with various seating and vantage points. Residents also enjoy secure gated pedestrian access providing a convenient and direct route to the High Street.

EPC Rating: C
Council Tax Band: E

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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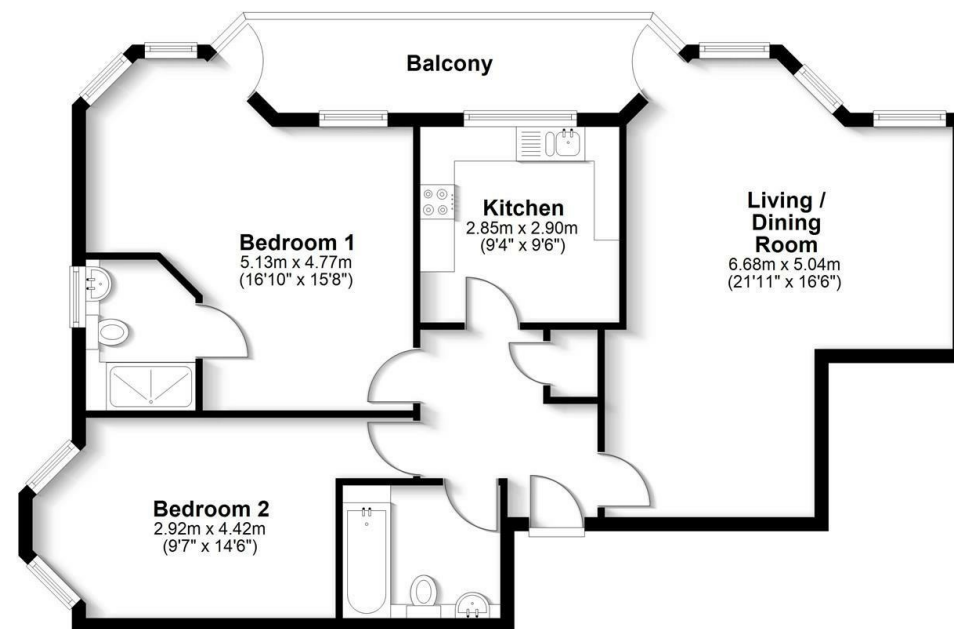






Second Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 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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