



REGENT  
ESTATES

# LITTLE COURT, RIVERSIDE GARDENS, BERKHAMSTED

£245,000 Leasehold

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## ACCOMMODATION

One of just four apartments, discreetly tucked away in a quiet setting yet conveniently located within easy reach of the station and town centre. The property offers two bedrooms, a spacious living room with doors opening onto the communal gardens, a fitted kitchen and a bathroom. Offering exceptional value for money, the apartment is available with no onward chain and allocated parking.

Berkhamsted is an historic market town nestled in the heart of the Chilterns Area of Outstanding Natural Beauty. It offers a wide range of independent shops, restaurants, cafes, and excellent schools, making it a popular choice for families and professionals alike.

145 years remaining on the lease  
£0 (peppercorn ground rent)  
£0 service charge.

Please note - All residents are part of the red tile residents association and all contribute to when work is required externally.

Easy access to A41, M1, and M25

Mainline station to London Euston (fast and frequent service)

Surrounded by scenic countryside and canal-side walks

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)

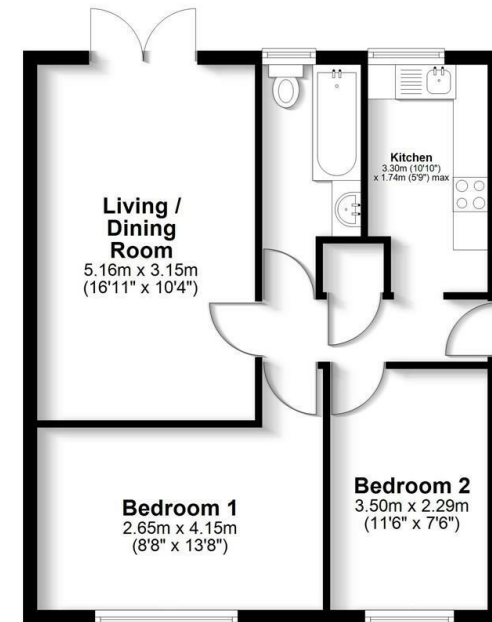






### Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 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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TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: info@regent-estates.com  
www.regent-estates.com