



REGENT  
ESTATES

# HIGH STREET, BERKHAMSTED

£350,000 Leasehold

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## ACCOMMODATION

Offered with NO ONWARD CHAIN and located within walking distance of Berkhamsted town centre, this well presented first floor apartment enjoys spacious accommodation throughout while further benefitting its fantastic condition throughout..

Conveniently, there is allocated parking for one vehicle as well as visitors spaces available.

The apartment consists of an entrance hall, storage cupboard, two double bedrooms (one with an en suite shower room), a separate family bathroom and an generous sized open plan kitchen/diner and lounge.

Having served as an investment property for many years, this is a great opportunity for buy-to-let landlords looking to start or add to their portfolio. Alternatively, the block is popular with first time buyers.

All amenities are easily reachable in 10-15 minutes on foot, including independent cafes, bars and restaurants, boutique shops and Berkhamsted train station.

The station provides a quick and frequent service into London Euston in around 30-minutes, ideal for commuters.

EPC: B

Ground rent: Approximately £423.48 per annum

Service Charge: Approximately £2,236 per annum

Lease: 136 years remaining

Council Tax Band: D

Further information:

- Gas Central Heating
- Allocated parking for 1 car
- No upper chain

## 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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Email: [info@regent-estates.com](mailto:info@regent-estates.com)

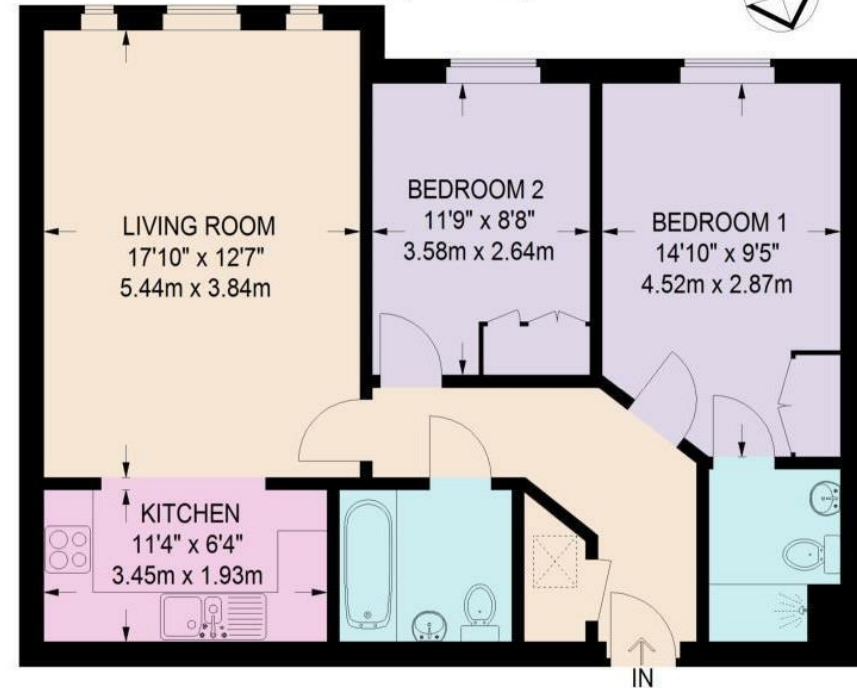
[www.regent-estates.com](http://www.regent-estates.com)







APPROXIMATE GROSS INTERNAL AREA  
738 SQFT / 68.6 SQM



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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