



REGENT  
ESTATES



# ALSFORD WHARF, BERKHAMSTED

£350,000 Leasehold

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## ACCOMMODATION

Regent Estates are delighted to offer to the market a modern ground floor apartment located within walking distance of Berkhamsted Train Station and High Street. The property further benefits to allocated parking for two cars, communal gardens which border the canal and sold with no upper chain.

Accommodation: Entrance hall, living/dining room, separate fitted kitchen with appliances, two bedrooms and a family bathroom.

EPC Rating C. Council Tax Band D.

Lease remaining - 94 years

Ground Rent - £0

Service charge - £3,916.87

The service charge has increased this year 1st May 2025 - 30th April 2026 due to new window replacements and external redecoration's for the building.

Note from the management company - High increase is because of the Window Replacements and External Redecoration projects this year. We expect a significant decrease in the following year as we only plan to have the Internal Re decorations done, which is significantly cheaper.

Today, Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train and and convenient access for traveling north of the country. For commuters, the A41 bypass offers good connections to both the M1 and M25.

Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

## 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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HP4 3HH

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

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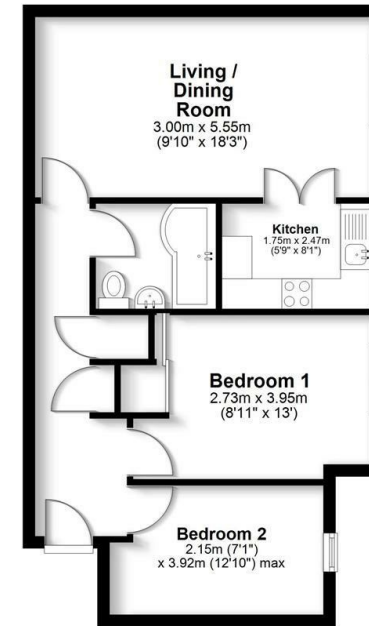






### Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 53.6 sq. metres (576.7 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 -  
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Plan produced using PlanUp.

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