
LOADING ONLY
REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£315,000 Leasehold - Share of Freehold

ACCOMMODATION

SHARE OF FREEHOLD WITH NO UPPER CHAIN. A Spacious and Stylish Two-Bedroom Apartment in the Iconic Rex Development, Berkhamsted.

Offered chain-free and well presented, this impressive two-bedroom, two-bathroom apartment is situated on the third floor of the renowned Art Deco Rex development, right in the heart of Berkhamsted. With generous proportions, modern interiors, and exceptional convenience, the property further benefits from allocated gated parking, a share of freehold, and a remarkable 993-year lease with peppercorn ground rent.

A Landmark Building in an Unrivalled Location

The Rex is one of Berkhamsted's most admired buildings, ideally positioned just moments from the town's vibrant High Street. An array of cafés, restaurants, boutique shops, and everyday amenities are all within easy reach. The development provides both lift and stair access, and this apartment's allocated parking space, is a particularly valuable feature.

Well-Appointed Accommodation

Welcoming entrance hallway with generous built-in storage

Separate fitted kitchen with integrated appliances, including dishwasher and washing machine

Bright and spacious reception room

Excellent master bedroom with contemporary en-suite shower room

Well-proportioned second bedroom

Modern family bathroom with shower over bath

Exceptional Berkhamsted Living

Set within the picturesque Chilterns, Berkhamsted is a sought-after market town celebrated for its historic charm, thriving café culture, excellent schools, and beautiful surrounding countryside. Ideal for commuters, the property is well placed for the A41, M1, and M25, while Berkhamsted mainline station—just a 5–10 minute walk away—offers fast, frequent services to London Euston.

Key Information

Lease: Approx. 993 years remaining

Tenure: Share of Freehold

Service Charge: Approx. £ 4,061 per annum

Ground Rent: £0 (peppercorn)

EPC Rating: B

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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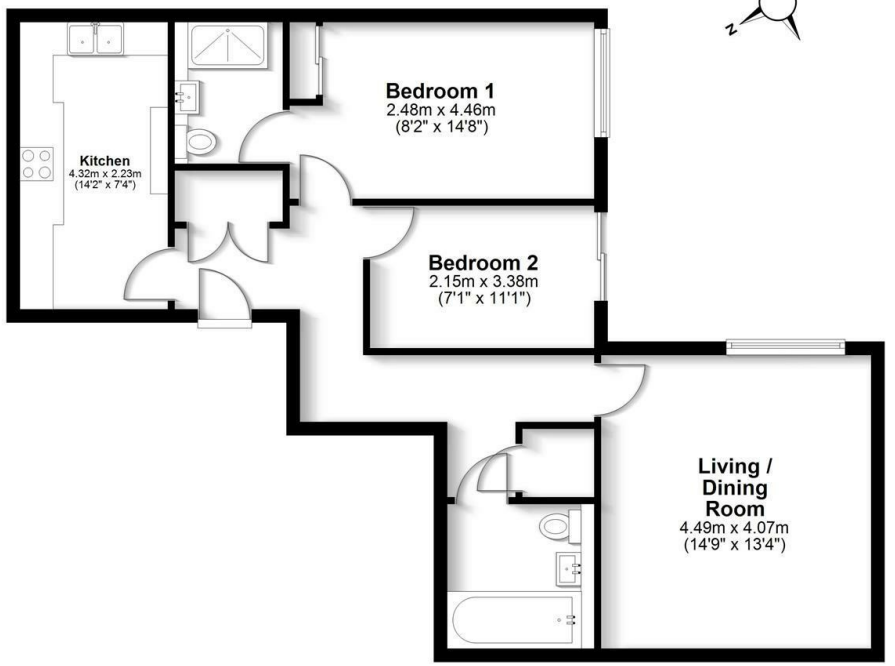






Second Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.6 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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