



REGENT  
ESTATES



# SHRUBLANDS ROAD, BERKHAMSTED

£2,350

PCM

## ACCOMMODATION

UNDER OFFER! A luxury SPACIOUS two bedroom apartment located in the prestigious SKY VALLEY development, an expertly converted period building with stylishly crafted interior and beautifully finished to the highest standard throughout. Close walking distance to Berkhamsted town centre and train station.

Private sunny courtyard. Gas to radiator central heating. EPC Rating B. Council Tax Band C.

AVAILABLE MID JANUARY

One allocated parking space with EV charging point. Communal courtyard garden, bin/bike store.

Gas central heating. 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.

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)

## LOCATION

## OUTSIDE







Total area: approx. 99.5 sq. metres (1070.5 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 - © My Home Property  
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