



East Wing

REGENT
ESTATES

EASTWING, HOME FARM, BERKHAMSTED

£225,000 Leasehold

ACCOMMODATION

Regent Estates are delighted to offer to the market a modern one bedroom maisonette stable conversion, boasting character, parking and sold with NO UPPER CHAIN! Great buy to let investment

Rental - £895pcm - yield -4.7%

The accommodation comprises of entrance hall with stairs rising to lounge, fitted kitchen, double bedroom and bathroom with a storage cupboard.

LOCATION

Northchurch and Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

OUTSIDE

Outside, there are pleasant communal gardens, and the property also benefits from having off road parking.

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

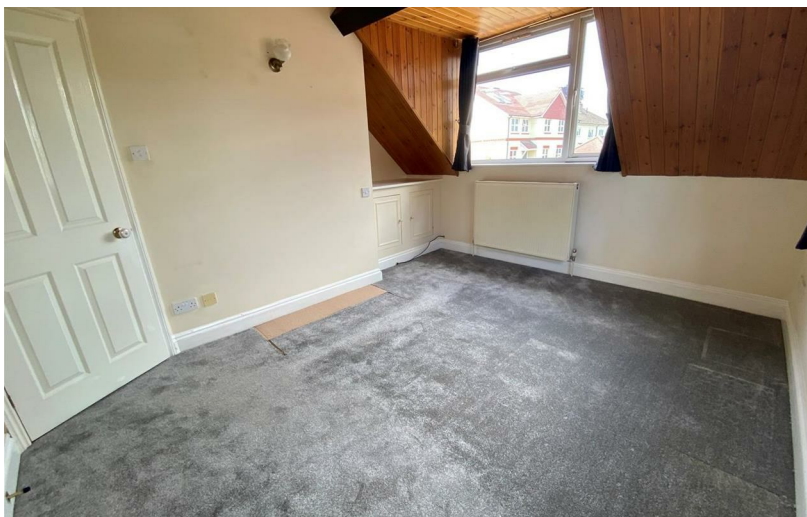
Strictly by appointment through Regent Estates.

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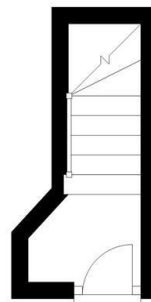
Email: info@regent-estates.com
www.regent-estates.com







Ground Floor
Approx. 3.1 sq. metres (33.0 sq. feet)



Floor Plan
Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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