



REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£250,000 Leasehold

ACCOMMODATION

Regent Estates are delighted to offer this beautifully presented ground floor retirement apartment, situated on Berkhamsted high street close to local amenities. The apartment block benefits from lift access, security intercom, and an on site manager and care line. In addition, there is an immaculate communal reception room with lounge, laundry room, visitors suite, and a well kept communal garden. A clean and tidy communal entrance hall leads to the property.

On entering, The property welcomes a spacious corridor with plenty of storage. The lounge/dining room provides a dual aspect double glazed window allowing plenty of light to flood the room, leading through to a fitted kitchen. A spacious double bedroom features french doors, emergency pull cord, telephone and television points. A fully fitted bathroom completes accommodation.

Ground rent - £400 per annum
Service charge - £3320 per annum
Lease remaining - 108 year approx

Council tax - C
EPC - C

LOCATION

Gilhams Court is ideally situated close to Berkhamsted town centre and the main railway station, offering a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports.

From our offices, turn left and continue along the High Street in this direction. The property will be found on the left hand side just before the Shell garage.

OUTSIDE

Beautifully kept communal garden, underground garage for parking. There is visitor parking available.

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

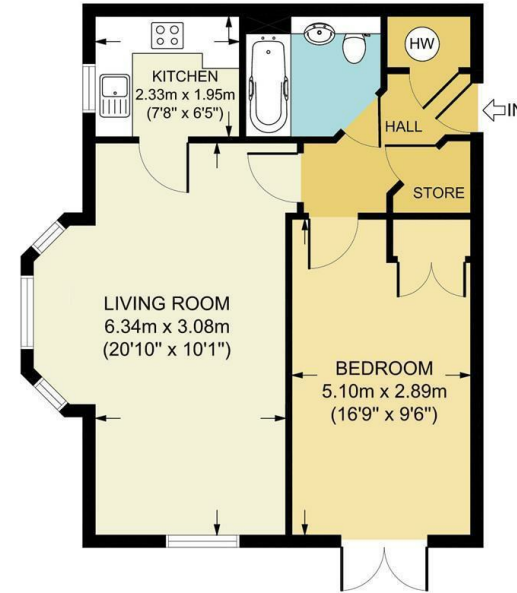
Strictly by appointment through Regent Estates.

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APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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