REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£425,000 Leasehold

ACCOMMODATION

A superb first floor apartment located in the highly desirable 'Pilkington Manor' development on the High Street in Berkhamsted offering smart, contemporary living accommodation throughout. The property further benefits secure, gated allocated parking for one car, twin Juliette balconies either end of the apartment and no upper chain.

Accommodation: Entrance, hallway, generous living/dining room with twin Juliette balconies and south facing views of the high street, modern fully fitted kitchen including appliances, generous sized master bedroom with en suite bath/shower room and two further Juliette balconies, further double bedroom and shower room completes the accommodation.

EPC Rating C.
Lease remaining - 976 years
Ground rent - £0 (peppercorn)
Service charge - £2461.63pa

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

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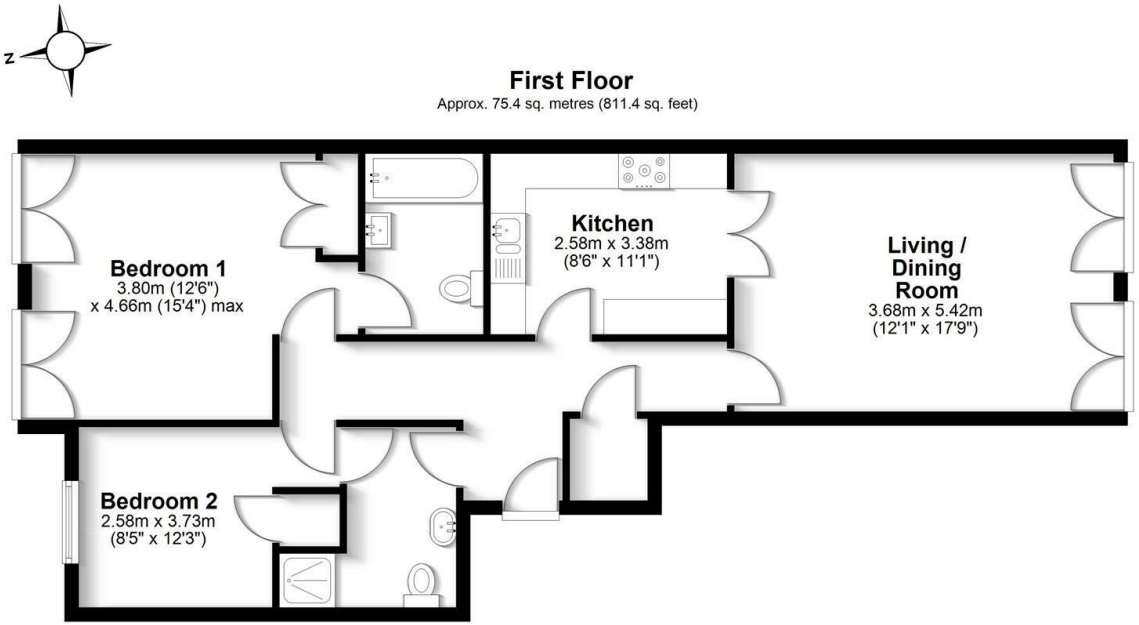

Total area: approx. 75.4 sq. metres (811.4 sq. feet)

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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