



REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£360,000 Leasehold

ACCOMMODATION

A rare opportunity to acquire an incredibly spacious and beautifully presented one bedroom ground floor apartment, situated within a highly sought after town centre gated development, which was constructed approximately 20 years ago.

Description - This attractive apartment is being offered for sale with NO UPPER CHAIN, and is approached from the High Street, through a communal hallway with security entrance system, and into the entrance hall, which has a useful storage cupboard, also housing the gas fired central heating boiler, and further gives access to all of the rooms.

The sitting/dining room is south facing and has attractive sash windows with outlook to the front and double opening, part glazed doors opening into the kitchen/breakfast room, which has an extensive range of fitted units with complementary work surfaces and integrated appliances, including a fridge/freezer, slimline dishwasher, a Smeg oven and separate four burner gas hob with a stainless steel extractor hood over.

The master bedroom is extremely spacious and has a good range of fitted bedroom furniture, which includes wardrobes across two walls and fitted bedside cabinets.

The good size bathroom is accessed from the bedroom, as well as the hallway, and comprises of a white suite and a separate shower enclosure.

Outside - Secure gated vehicular access leads to the private car park with allocated parking space for one car.

EPC - Band C

Service charge - £2,461.63 per annum

Lease remaining - 976

Please note there are proposed work scheduled however, the management company 'Fifth Street' have not yet confirmed the exact amount due. The works scheduled for 2026 comprise of a scaffold structure, all external repairs and redecoration, flat roof recovering, masonry repairs, pitched roof repairs and miscellaneous/general building repairs." Please call the office for more information.

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

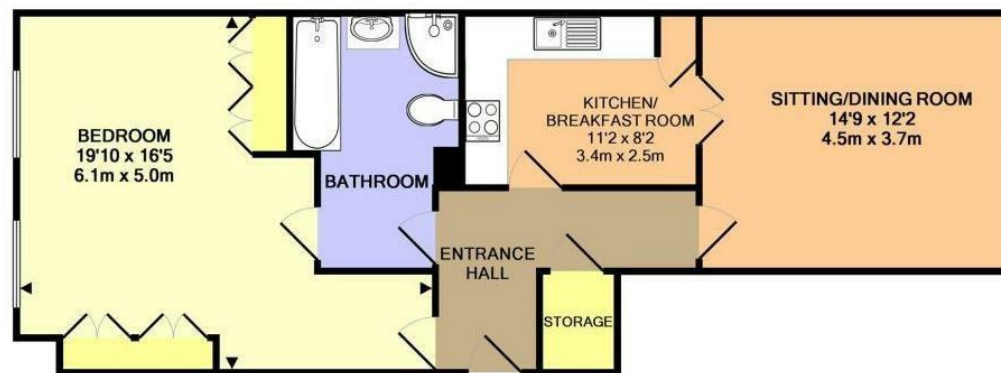
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HIGH STREET, BERKHAMSTED HP4 2BY
TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)
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