



PRIVATE PROPERTY  
Parking for Residents  
of Cavalier Court Only  
CAVALIER COURT

REGENT  
ESTATES

# CAVALIER COURT, CHESHAM ROAD, BERKHAMSTED

£279,950 Leasehold

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## ACCOMMODATION

INVESTMENT PURCHASE ONLY! A modern two bedroom first floor maisonette situated within a 'stones throw away' from the High Street. The property benefits allocated parking and sold with NO UPPER CHAIN!

Accommodation comprises- Separate entrance with a large under stairs storage cupboard. Leading upstairs, you are welcomed to a extremely spacious landing which naturally flows through to the living/diner, fitted kitchen, 2 bedrooms and bathroom. The property benefits further from allocated parking,

TENANTS IN SITU UNTIL FEBRUARY 2022 - RENTAL INCOME OF £1,050pcm

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

## OUTSIDE

Allocated parking space and visitor 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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