PRIVATE
PARKING
REGENT
ESTATES

CHILTERN PARK AVENUE, BERKHAMSTED

£279,950 Leasehold

ACCOMMODATION

A TWO DOUBLE BEDROOM first floor MAISONETTE benefiting from open views and located within the much sought after area of Berkhamsted.

The property comprises entrance hall with stairs to first floor, lounge/dining room, kitchen, two double bedrooms and a bathroom. Other benefits include LONG LEASE, communal gardens, PARKING SPACE and access to loft storage.

LOCATION

Berkhamsted is truly a place of history with its castle ruins and medieval buildings.
With a great selection of shops, from clothes to antiques, food to books and a huge amount of restaurants and coffee shops it truly is a great place to spend time.
There is a boutique cinema, The Rex located in the town centre with the beautiful Gatsby Bar & Restaurant underneath in the old entrance hall.
With the Chilterns Area of Outstanding Natural Beauty on its doorstep plus the famous Ashridge Estate with its abundance of deer and home to Ashridge House it is in a great position.
There are a selection of Primary Schools plus Ashlyn's Secondary School in the area. Berkhamsted School is an Independent School along with Egerton Rothesay School.
The property is a 15 minute walk to Berkhamsted Station which is on the London Midland Line into Euston and Birmingham to the North. There are good bus connections to Aylesbury in the North and Watford to the South.

IMPORTANT NOTICE

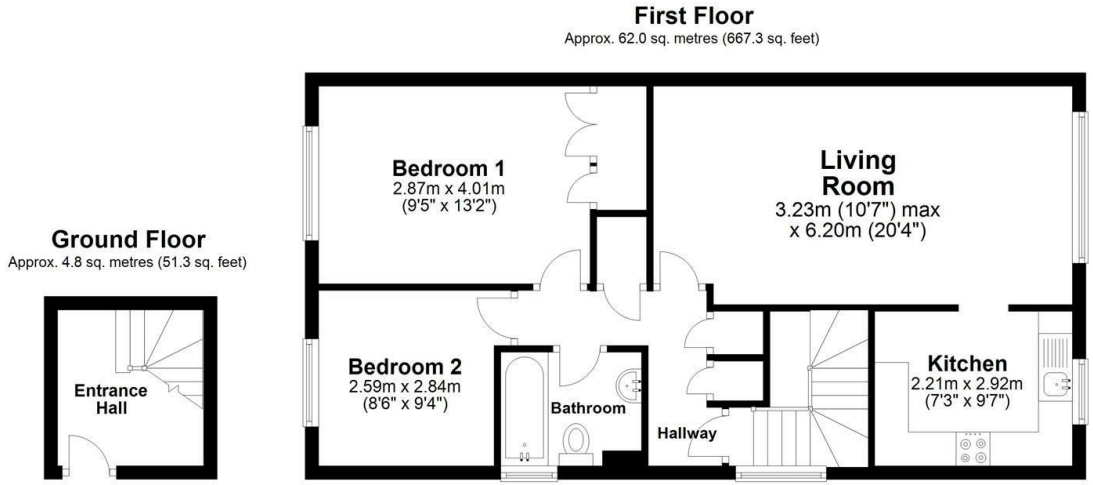
1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring 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
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

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



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

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

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TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com