



REGENT  
ESTATES

# DELL COURT, STAG LANE, BERKHAMSTED

£320,000 Leasehold

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## ACCOMMODATION

A modern and stylish two double bedroom apartment with balcony situated in a popular location, enjoying easy access onto the Grand Union Canal and just a short walk from the town centre and station. NO UPPER CHAIN!

Accommodation comprises: entrance hallway, an impressive fitted kitchen/breakfast room opening through into a sitting room with door opening out onto a balcony, two double bedrooms with an en suite to the master, along with a further family bathroom.

This superb apartment further benefits from well presented communal areas and allocated parking, along with additional parking for visiting guests.

Lease - 116 years  
Ground rent - £250pa  
Service charge - £812.70pa

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. 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.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

## OUTSIDE

## 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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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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