



REGENT
ESTATES

CHILTERN PARK AVENUE, BERKHAMSTED

£285,000 Leasehold - Share of Freehold

ACCOMMODATION

Spacious Two-Bedroom Ground Floor Maisonette | Berkhamsted | No Upper Chain

A beautifully presented two double bedroom ground floor maisonette, located in a quiet residential area on the outskirts of Berkhamsted town centre. This spacious home offers modern living with the benefit of no upper chain, gas central heating, residents' parking, and well-maintained communal grounds.

Service charge - £1,008 pa
Ground rent - £40 pa
Lease, years remaining - 105

EPC Rating: D

Accommodation Includes:

Private entrance

Contemporary fitted kitchen

Generously sized living/dining area

Two double bedrooms

Great investment opportunity

Situated just a short distance from Berkhamsted's vibrant town centre, this home offers a perfect blend of peace and convenience.

Berkhamsted is a thriving market town, just 35 minutes from London Euston by train, with a range of shops, cafes, and amenities. The surrounding countryside offers abundant leisure opportunities, including the stunning 5,000-acre Ashridge Estate, managed by the National Trust.

Excellent road links include the A41, M25 (J20), and M1 (J8 & J9) — making this an ideal location for commuters.

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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Ground Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 sq. feet)

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

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