



RAVENS LANE, BERKHAMSTED

£895,000 Leasehold - Share of Freehold

ACCOMMODATION

A superb, generously proportioned and rare two bedroom apartment measuring over 1650 sq ft situated in the heart of the town centre, just off the High Street with the added benefit of a generous terrace, allocated parking for two cars. Long lease with share of freehold.

An elegant and stylish two bedroom apartment situated in the ever popular Cooper House development. The property boasts excellent proportions both in size of rooms and ceiling height over two floors.

On the ground floor, the sitting room is of particular note being dual aspect. This room is flooded with natural light and has French doors leading out to the large terrace. The kitchen breakfast room is well appointed with a central island providing additional storage and breakfast bar.

The principal bedroom is generous measuring approx 4.57m x 4.27m and has a luxurious en-suite with a beautiful copper bath, separate shower and double basins. The second bedroom is also a wonderfully sized double with the bathroom adjacent. The lower ground floor has two spacious rooms currently used as a formal dining room and family room.

Outside the large terrace is a real bonus to this already exceptional apartment. The parking for the development is accessed via electric gates for which this property has two allocated parking spaces with additional space for visitors on a first come first served basis.

Lease- 970 years remaining
Ground rent - £0 (peppercorn)
Service charge £2,000 per annum

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







Approximate Gross Internal Area
 Lower Ground Floor = 45.2 sq m / 486 sq ft
 Ground Floor = 109.6 sq m / 1,180 sq ft
 Total = 154.8 sq m / 1,666 sq ft



Lower Ground Floor

Ground Floor

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

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TELEPHONE: 01442 877878
 141-143 High Street, Berkhamsted,
 Herts, HP4 3HH
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www.regent-estates.com