





# CHILTERN PARK AVENUE, BERKHAMSTED

**£275,000** Leasehold - Share of Freehold

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## ACCOMMODATION

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

A beautifully newly redecorated two double bedroom first 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: C

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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HP4 3HH

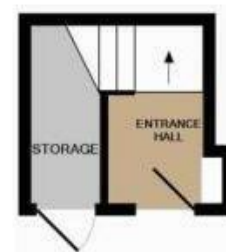
Email: [info@regent-estates.com](mailto:info@regent-estates.com)

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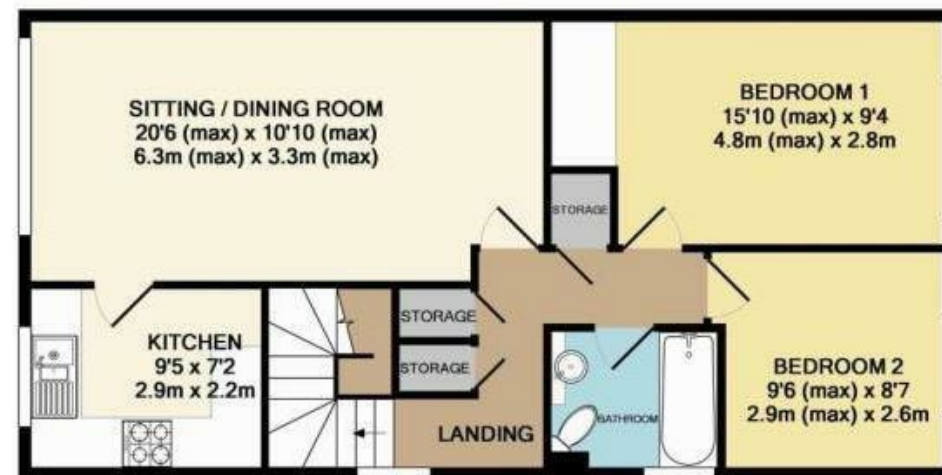


TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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ENTRANCE FLOOR



1ST FLOOR

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