
REGENT
ESTATES

LINCOLN COURT, BERKHAMSTED

£220,000 Leasehold

ACCOMMODATION

CASH BUYERS ONLY. A two-bedroom apartment all on one level offering excellent potential and requiring modernisation. No upper chain!

Lincoln Court is ideally positioned on Charles Street, within comfortable walking distance of Berkhamsted High Street and the mainline train station.

The accommodation comprises an entrance hall leading to a bright separate kitchen, and a generous large living room. The spacious master bedroom is light and airy, complemented by a family bathroom. A sizable second double bedroom completes the internal layout.

The property further benefits from an undercover allocated parking bay and pretty communal grounds.

Leasehold - 56 years remaining
Service charge £4,200 pa
Ground rent - £750pa currently

There is a separate parking space lease of the same length as the leasehold and the rent on that is £540.00 pa

Set within the picturesque Chilterns, Berkhamsted is a sought-after market town celebrated for its historic charm, thriving café culture, excellent schools, and beautiful surrounding countryside. Ideal for commuters, the property is well placed for the A41, M1, and M25, while Berkhamsted mainline station—just a 5–10 minute walk away—offers fast, frequent services to London Euston.

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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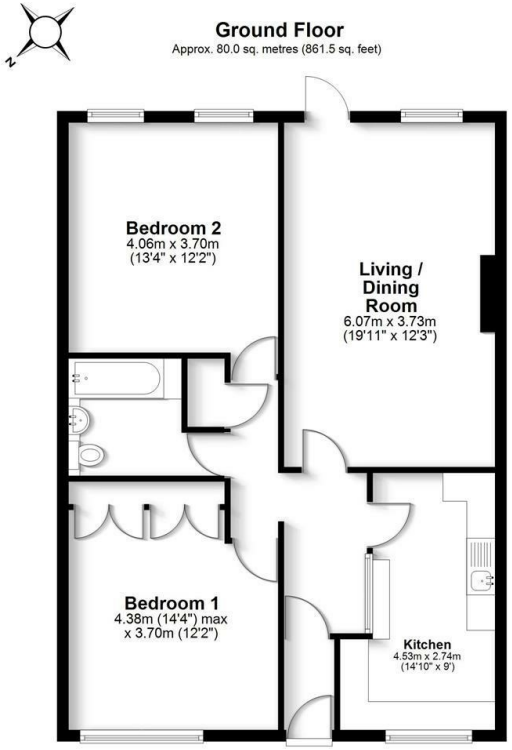












Total area: approx. 80.0 sq. metres (861.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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