



REGENT
ESTATES

BIRCH PLACE, BERKHAMSTED

£2,000

PCM

ACCOMMODATION

An immaculate two double bedroom apartment for over 55's, located in the prestigious gated Birch Place development in the heart of the town centre. Allocated parking space. Top floor with lift access and a sunny balcony. Sorry no pets. Gas central heating. Council Tax Band E. EPC Rating B.

AVAILABLE NOW!

Accommodation: Entrance hall/dining area, sitting room with balcony, fully fitted modern kitchen, utility cupboard, two spacious double bedrooms with bespoke built in wardrobes- the master with an ensuite - a family bathroom and a large storage cupboard.

LOCATION

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

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

OUTSIDE

One good sized balcony, landscaped gardens and private gated access from the High Street. Allocated parking.

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.

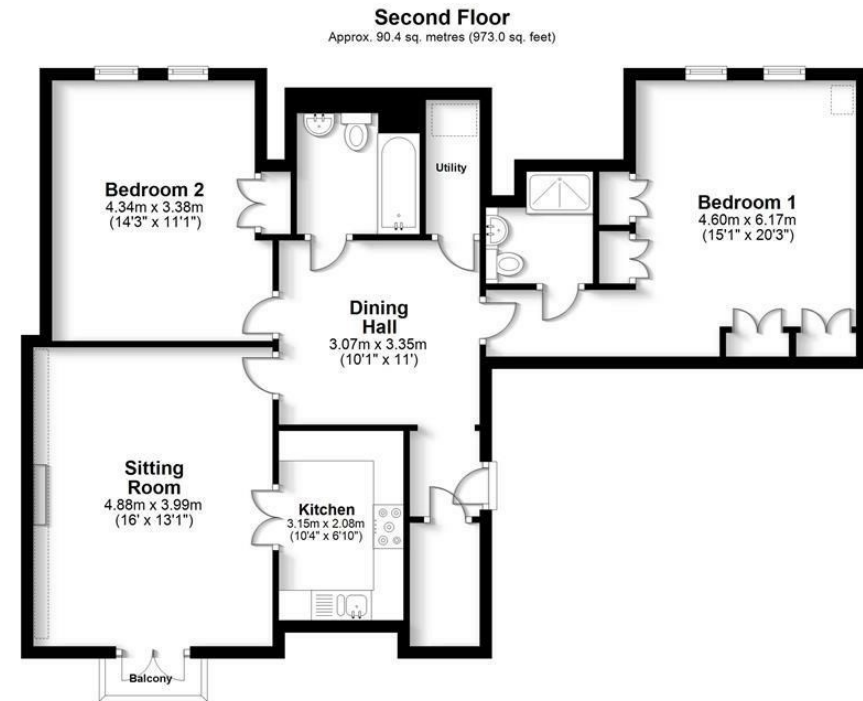
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Total area: approx. 90.4 sq. metres (973.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages and outbuildings.
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