



HIGH STREET, BERKHAMSTED

£295,000 Leasehold

ACCOMMODATION

Situated in the heart of Berkhamsted on Berkhamsted High Street, this well-presented two-bedroom second-floor apartment with south facing views, offering modern living in an exceptionally desirable location.

Offered to the market with no onward chain, the apartment benefits from lift access and an en-suite to the principal bedroom. The accommodation comprises a spacious lounge/diner, a fitted kitchen, a generous principal bedroom with en-suite bathroom, a second double bedroom, and a separate shower room. The welcoming entrance hall includes useful storage.

The property is just a short stroll from a wide selection of independent shops, cafés, restaurants, and the mainline train station, which provides direct services to London Euston — ideal for commuters.

An allocated parking space provides additional convenience, making this an excellent opportunity for first-time buyers, downsizers, or investors alike. This apartment represents a rare chance to secure a home in one of Hertfordshire's most sought-after market towns.

Please note the ground rent will become 0.1% of the agreed sale price.
Water usage is billed quarterly by the management company.

Lease - 105 years remaining
Service charge - £2,791 per annum
Ground rent - currently £315.00 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.

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First Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 57.1 sq. metres (614.8 sq. feet)

**REGENT
ESTATES**

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