



CECILY

BEAUTY & RELAXATION

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ESTATES

# CHURCH LANE, BERKHAMSTED

£495,000 Leasehold

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## ACCOMMODATION

LAST APARTMENT REMAINING!. Regent Estates are delighted to offer to the market this luxury and stylish two double bedroom second floor apartment in this iconic building situated in the heart of Berkhamsted High Street. This beautiful apartment is offered with a brand new lease and peppercorn ground rent.

Extremely spacious and beautifully presented, this unique 2 double bedroom loft style apartment benefits from high ceilings, large sash windows which provide an abundance of light and finished to the highest standard throughout with stunning views across Berkhamsted rooftops and beyond.

Entrance from historic cobbled Church Lane, Entry phone system.

Each apartment comprises:

Large open plan living space, incorporating stylish fitted kitchen and dining area.  
Kitchen - shaker style bespoke units, hand-made wall cupboards and quartz worktops. Bosch appliances including integrated dishwasher and induction hob/oven.  
Bathrooms -white suite, heated towel rail.  
Bedrooms - both double and carpeted, master with a ensuite shower room and heated towel rail.  
Airing Cupboard - Pressured hot water cylinder and space for washing machine and dryer.  
Heating - Rio Eco Plus radiators which can be controlled from your smart phone.  
Flooring - Oak engineered in living space and hallway.  
Lighting - Energy efficient fixed light fittings, brushed chrome sockets and switches.

Service charge £2,400 per annum  
Ground rent £0  
Lease - 999

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston (in approximately 30 mins).

## 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](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)





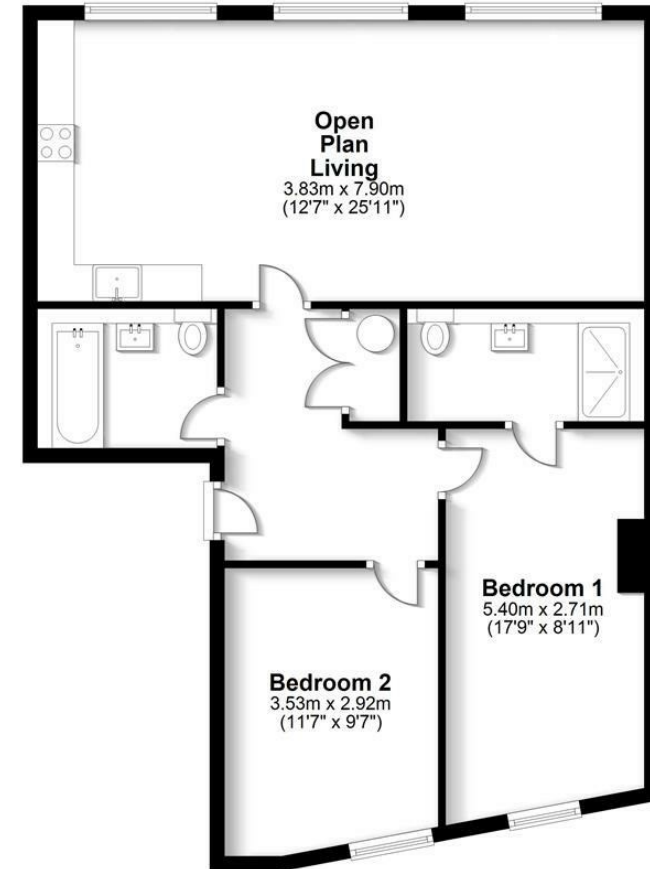






## Second Floor

Approx. 75.8 sq. metres (816.0 sq. feet)



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,  
Herts, HP4 3HH

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

[www.regent-estates.com](http://www.regent-estates.com)