REGENT
ESTATES

RIVERSIDE GARDENS, BERKHAMSTED

£259,950 Leasehold

ACCOMMODATION

A deceptively spacious, fully refurbished first-floor apartment offering two generous double bedrooms. Ideally positioned within easy walking distance of the Grand Union Canal, town centre, High Street and station, the property also benefits from no onward chain, making it perfect for first-time buyers or investors alike.

The bright and well-presented accommodation includes a generous sitting room filled with natural light and providing access to a well-sized balcony. The newly fitted kitchen offers a range of wall and base units with space for a breakfast table. A new bathroom serves both well-proportioned bedrooms.

Additional features include double-glazed windows, gas-fired central heating, residents' barrier parking, a large secure storage cupboard located outside the front door, and access to communal gardens.

An excellent opportunity to purchase a well-located, move-in-ready apartment in a highly convenient setting.

Lease - 87 years remaining
Ground rent - £10 per annum
Service charge approximately - £276 per annum

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.

LOCATION

OUTSIDE

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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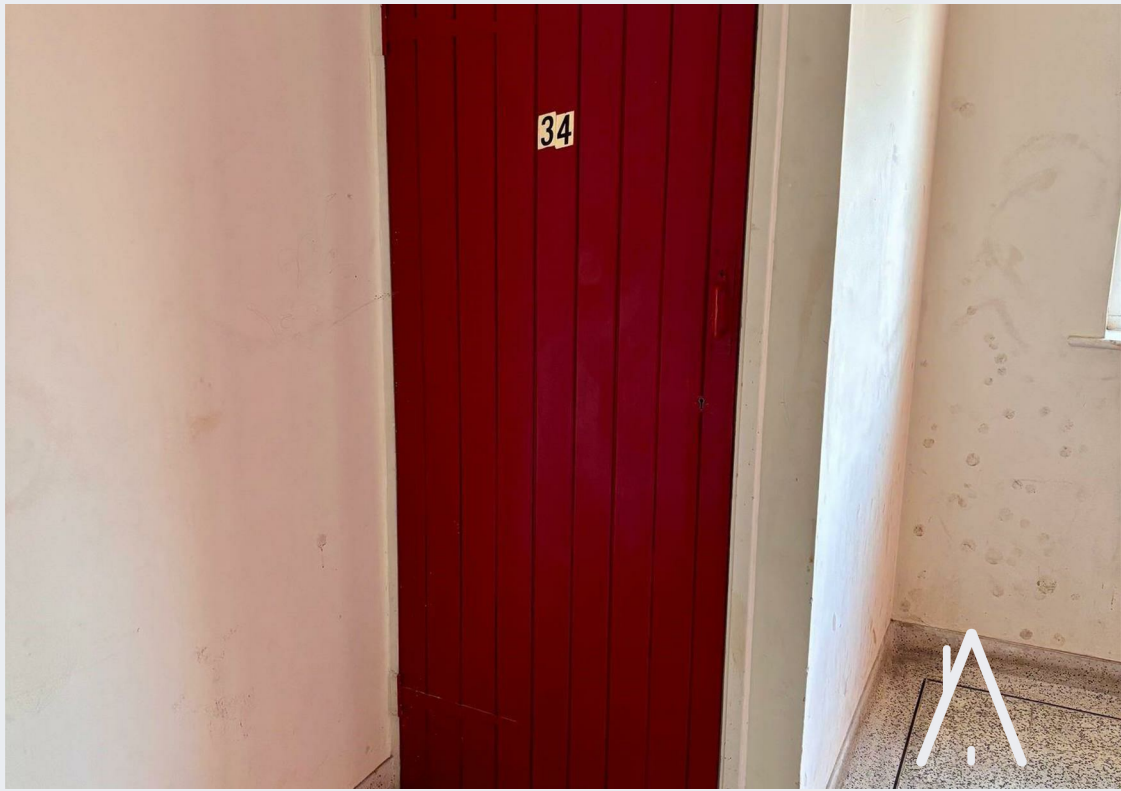
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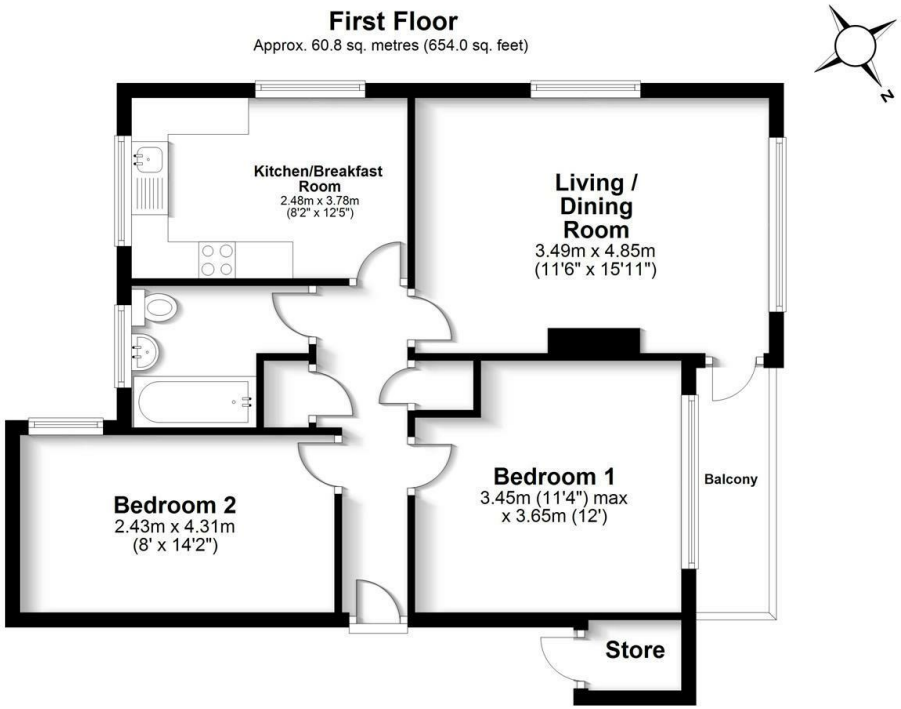

Total area: approx. 60.8 sq. metres (654.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALEThe 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.
Plan produced using PlanUp.

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