



REGENT
ESTATES

EMERTON COURT, NORTHCHURCH, BERKHAMSTED

£350,000 Freehold

ACCOMMODATION

A superbly positioned two double bedroom, warden-assisted semi-detached bungalow for the over 55s, offered with a garage and set within beautifully maintained communal gardens. The property forms part of this highly regarded development, ideally located within easy walking distance of local shops, amenities, and regular bus routes.

The accommodation is approached via a welcoming entrance hall providing access to all principal rooms. To the rear of the bungalow is a bright and spacious sitting/dining room, enjoying direct access to the patio and attractive rear garden, creating an excellent space for both relaxing and entertaining.

The kitchen is conveniently situated adjacent to the dining area and benefits from pleasant views over the front garden.

There are two generous double bedrooms and a lovely bathroom with a side aspect window. The principal bedroom overlooks the rear garden and features a built-in wardrobe. The second bedroom is positioned opposite the kitchen and offers versatile accommodation, ideal as a guest bedroom, study, or separate dining room if preferred.

Externally, the property enjoys a spacious rear patio overlooking the beautifully maintained communal gardens. A single garage is located close to the bungalow.

Emerton Court is perfectly placed for access to local amenities and the historic market town of Berkhamsted, which can be reached via a delightful walk along the Grand Union Canal.

The most recent maintenance charge was £1,110.68, payable every six months.

Northchurch is conveniently situated just a short distance from Berkhamsted, a highly sought-after market town renowned for its excellent shopping, sporting, and educational facilities, together with its mainline railway station providing 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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HP4 3HH

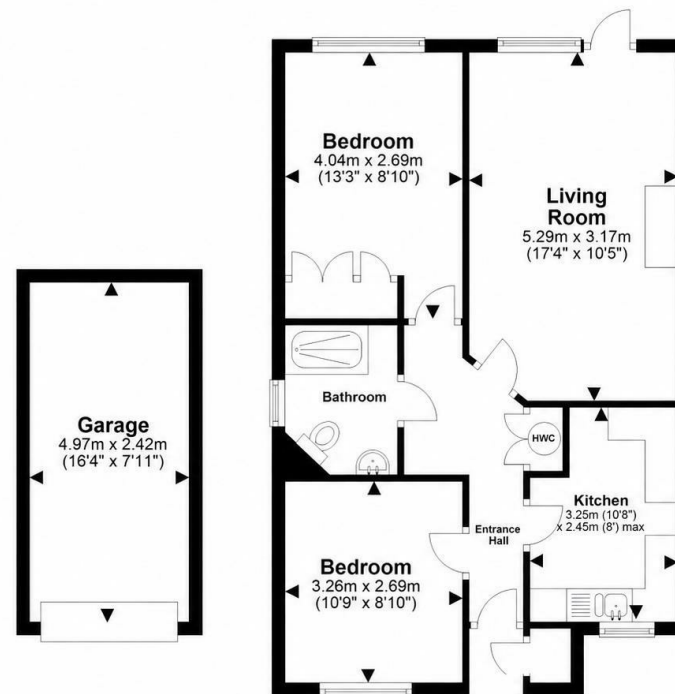
Email: info@regent-estates.com
www.regent-estates.com







Ground Floor
Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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