



REGENT
ESTATES

SEVENS CLOSE, BERKHAMSTED

£325,000 Leasehold

ACCOMMODATION

A modern one bedroom ground floor apartment 'with a generous private garden' and parking situated in a superb development just off the High Street. NO UPPER CHAIN!

Accommodation - Hallway, Lounge with patio doors out to garden, Fitted Kitchen, Bedroom, Bathroom. large rear garden and off street allocated parking.

Lease - 123 years

Ground rent - £250pa

Service charge - £1730.24

Council tax band - C

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

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

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Floor Plan

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

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

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