



John & Co. Estate Agents

REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£435,000 Leasehold

ACCOMMODATION

A well presented two double bedroom duplex apartment situated on Berkhamsted's High Street, a convenient walk to the centre of town and to the station with links to London Euston. The property benefits tandem parking for two cars at the rear and sold with no upper chain.

Accommodation: Entrance hall with stairs to first floor, separate fitted kitchen, spacious living/dining room, cloakroom, second stairwell leads to a good size master bedroom with en suite, and a second double bedroom with family Jack and Jill bathroom.

EPC Rating C. Council Tax Band E.

Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes.

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.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

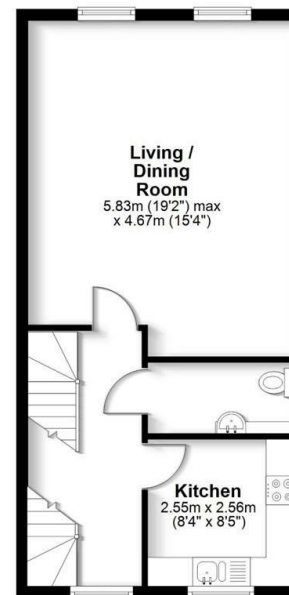
Email: info@regent-estates.com
www.regent-estates.com



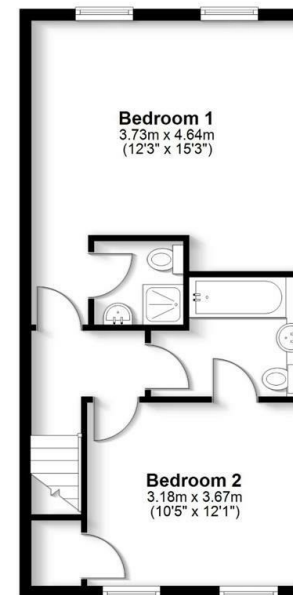




First Floor
Approx. 45.7 sq. metres (491.9 sq. feet)



Second Floor
Approx. 45.5 sq. metres (489.9 sq. feet)



Ground Floor
Approx. 1.4 sq. metres (15.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 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.
Plan produced using PlanUp.

**REGENT
ESTATES**

TELEPHONE: 01442 877878
141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com