
REGENT
ESTATES

CAMPIONS COURT, BERKHAMSTED

£575,000 Leasehold - Share of Freehold

ACCOMMODATION

Spacious Three Double Bedroom Apartment in Prestigious Development, NO UPPER CHAIN.

This exceptionally spacious and well-presented three double bedroom apartment is situated on the ground floor of a purpose-built, modern and highly regarded development. Offering a garage and allocated parking, the property enjoys a prime location within easy reach of the town centre and its excellent amenities.

Accommodation

Upon entering, you are welcomed by a bright and airy entrance hall, complete with an entry phone system, generous storage, and access to all principal rooms.

The impressive sitting room extends to over 21 feet and benefits from a dual aspect, allowing for an abundance of natural light and pleasant outlooks.

The modern kitchen/breakfast room is well equipped with a range of eye- and base-level units, integrated appliances. There is also room for a breakfast table, making it a practical and sociable space.

Bedrooms & Bathrooms

The dual-aspect principal bedroom overlooks the communal gardens and features built-in wardrobes along with an en-suite shower room.

There are two further generously sized double bedrooms.

The family bathroom comprises a panel-enclosed bath with shower attachment, a vanity wash basin, concealed cistern WC, and a chrome heated towel rail.

Outside

The development is surrounded by attractive communal gardens, mainly laid to lawn with well-established planting.

To the rear, a driveway provides access to:

A private garage with power and lighting
One allocated parking space
Additional visitor parking

General Information

Lease: 125 years from 25 December 1987 (Currently lease is being extended by all the residents to 999 years)

Service Charge: £215 per calendar month

DISCLAIMER: The vendor of this property is connected to Regent Estates.

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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Total area: approx. 110.1 sq. metres (1185.4 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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