REGENT
ESTATES

SEVENS CLOSE, BERKHAMSTED

Guide Price
£435.000

Leasehold

ACCOMMODATION

Regent Estates are delighted to offer to the market this larger than average two double bedroom duplex apartment with allocated parking. The property is tucked away within a modern private development, just moments from the High Street.

Accommodation comprises spacious living/dining room, separate fitted kitchen, two double bedrooms, one with en suite and a separate family bathroom. The property further benefits from communal gardens and an allocated parking space.

The lease is 125 years from 01/01/2019.
Ground rent £250 pa.
Service Charge To be confirmed (the charge is in the process of being approved).

LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. 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.

OUTSIDE

Communal gardens to the rear of the development

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

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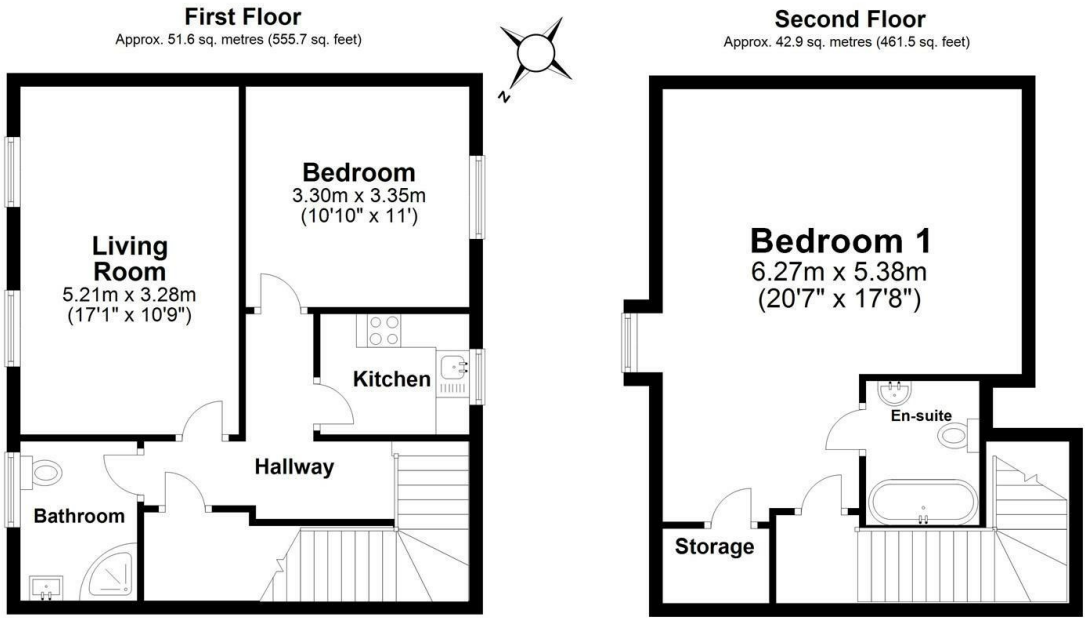

Total area: approx. 94.5 sq. metres (1017.2 sq. feet)

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

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