
LET BY
REGENT
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01442 877878
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HIGH STREET, BERKHAMSTED

£395,000 Leasehold

ACCOMMODATION

A well-presented two double bedroom, two bathroom duplex apartment, ideally located on Berkhamsted's vibrant High Street. The property benefits from 2 ALLOCATED PARKING SPACES and is within easy walking distance of the town centre and mainline station, offering direct links to London Euston, perfect for commuters.

This attractive home is offered with no upper chain and benefits from parking for two vehicles at the rear, all within a stones throw of all of Berkhamsted's many High Street amenities .

Accommodation comprises:
An entrance hall with stairs leading to the first floor, a separate fitted kitchen, a spacious and light-filled living/dining room, and a convenient cloakroom. A second stairwell leads to the upper level, featuring a generously sized principal bedroom with en suite shower room, alongside a second double bedroom with access to a Jack and Jill family bathroom.

Additional information:
EPC Rating: C
Council Tax Band: E

Lease - 972 years remaining
Ground rent - £356.44 per annum
Service charge - £1,768.06 per annum

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

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



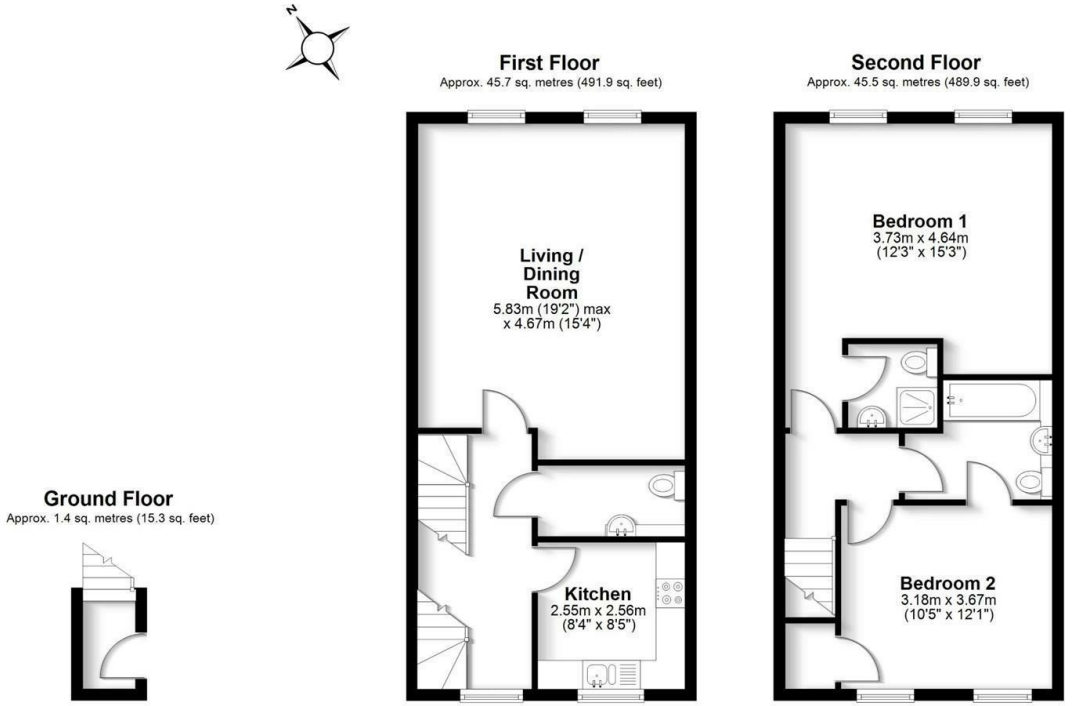












Total area: approx. 92.6 sq. metres (997.1 sq. feet)

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.

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TELEPHONE: 01442 877878

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