



REGENT  
ESTATES

# SHRUBLANDS ROAD, BERKHAMSTED

**£510,000** Leasehold - Share of Freehold

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## ACCOMMODATION

Regent Estates are delighted to introduce to the market SKY VALLEY APARTMENTS, an expertly converted period building offering a selection of SEVEN individually designed luxury apartments, stylishly crafted and beautifully finished to the highest standard throughout.

All apartments benefit from one allocated parking space with designated EV charging point. The residence has a communal visitor parking space, a large underground bike and bin store area and communal courtyard garden.

Please call 01442 877878 to register your interest and arrange a property viewing. Lease details are currently being compiled. For further information please contact our office.

Share of freehold  
New lease of 999 years  
Service charge - £1,200 per annum

Sky Valley stands on a prominent corner within a well established residential area access to Berkhamsted High Street and Train Station. Berkhamsted itself is an historic market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, M&S Simply Food and Waterstones.

The area is popular with commuters for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families with its exceptional choice of state and independent schools, including the renowned Berkhamsted School.

## 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

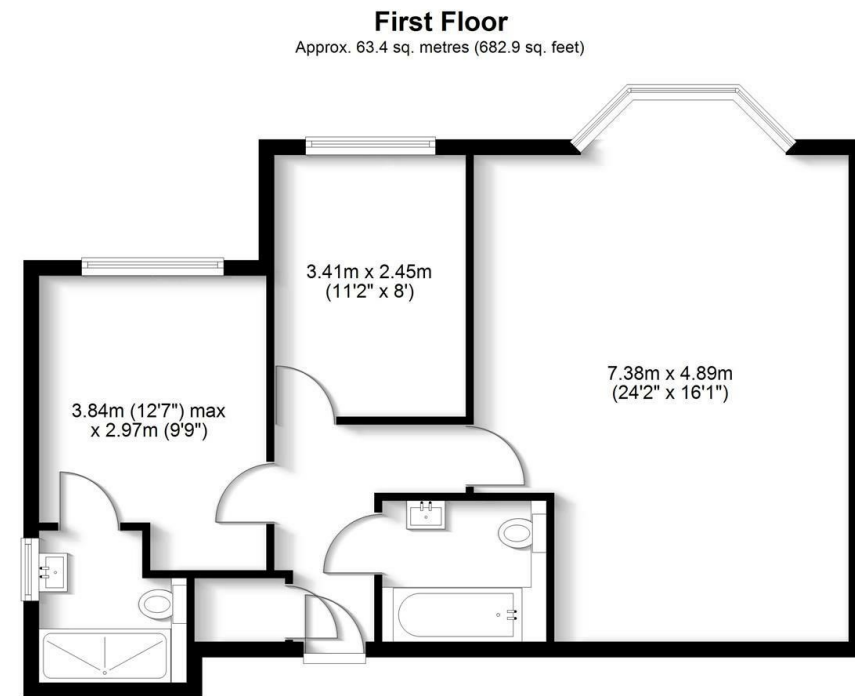
Strictly by appointment through Regent Estates.

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**Total area: approx. 63.4 sq. metres (682.9 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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