



REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£270,000 Leasehold

ACCOMMODATION

This beautifully presented one bedroom apartment with a south facing balcony is within walking distance of the town and station, either via the High Street, Bridgewater Road or the nearby canal towpath. NO UPPER CHAIN!

On the first floor of the rear block in the popular and attractive Turner Court, the property benefits an allocated parking space, visitors' parking bays and 138 years remaining on the lease.

The property is beautifully and tastefully presented throughout, with a dual aspect, open plan kitchen/living/dining room with French doors onto the balcony. The double bedroom is generously sized and the bathroom has attractive decor, while the welcoming L-shaped hallway adds to the sense of space.

Lease - 138 years remaining
Service charge -£2,023.60 per annum
Ground rent -£200 per annum

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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APPROXIMATE GROSS INTERNAL AREA = 526 SQ FT / 49 SQ M



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