



REGENT  
ESTATES

# BROOK LANE, BERKHAMSTED

£395,000 Leasehold - Share of Freehold

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## ACCOMMODATION

A spacious first floor apartment two double bedroom apartment with a panoramic views from the balcony. The property benefits a garage, share of freehold, no upper chain and is within easy walking distance to the High Street and train station.

The building comprises just three large apartments, one on each floor. Accessed from a lovely, light stairwell, accommodation includes a beautifully presented kitchen and dining area opening through to the sitting room.

From here, sliding patio doors allow access to the balcony. The master bedroom comes with a contemporary ensuite shower room and also benefits from access to the balcony. A guest bedroom and a family bathroom complete the accommodation.

Share of Freehold. All three flat owners are sole directors and equal shareholders in the management company which owns the Freehold. Approx. 65 remaining on the lease.

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Service charge - £900pa  
Lease - 65 years remaining - Share of freehold  
Council tax band - D

## LOCATION

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

## OUTSIDE

Outside, there are attractive communal gardens screened by mature hedging. Additionally, there a single garage and allocated parking for two vehicles.

## 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

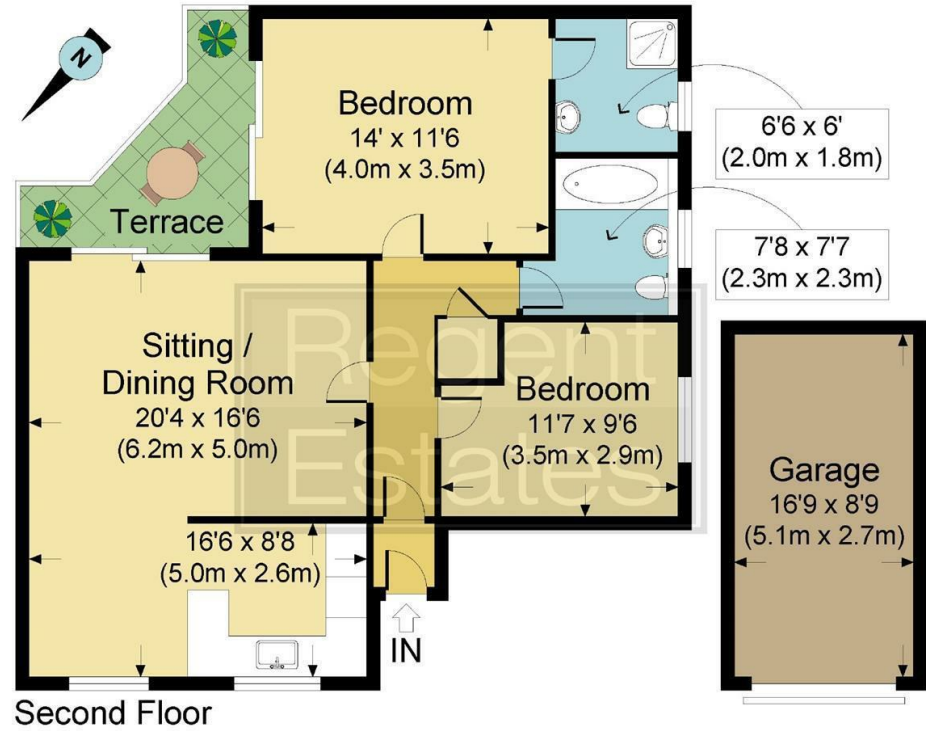
Strictly by appointment through Regent Estates.

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