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REGENT
ESTATES

LINCOLN COURT, BERKHAMSTED

£325,000 Leasehold

ACCOMMODATION

A well presented spacious two double bedroom ground floor apartment, situated in central Berkhamsted. The property offers a separate entrance, spacious rooms with ample storage throughout, plus the benefit of owning the undercover parking space. LONG EXTENDED LEASE & NO UPPER CHAIN!

Lincoln Court is positioned on Charles Street within walking distance of both Berkhamsted High Street and Train Station.

Accommodation comprises of an entrance hall leading into a bright living room, a separate modern kitchen, two large storage cupboards, a spacious and airy master bedroom, and a family bathroom. A sizable second double bedroom with inbuilt storage completes the accommodation.

Undercover allocated parking bay which is owned with the property sale.

YEARS REMAINING OF LEASE- 141
GROUND RENT - PEPPERCORN £0
SERVICE CHARGE £2,000 PA
COUNCIL TAX BAND - C
EPC - C

LOCATION

Berkhamsted has a great selection of shops, from clothes to antiques, food to books and a huge amount of restaurants and coffee shops it truly is a great place to spend time. There is a boutique cinema. With the Chilterns Area of Outstanding Natural Beauty on its doorstep plus the famous Ashridge Estate. There are a selection of highly regarded primary and senior schools and mainline station to London Euston.

OUTSIDE

Well maintained communal gardens.
Underground, allocated parking

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

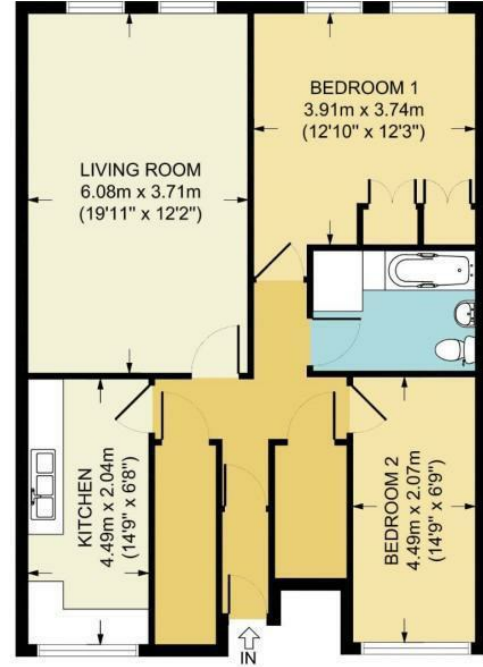
Strictly by appointment through Regent Estates.

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APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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