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REGENT
ESTATES

SEVENS CLOSE, BERKHAMSTED

£300,000 Leasehold

ACCOMMODATION

A modern one bedroom ground floor apartment with a generous private garden and allocated off-street parking, situated within a superb development just off the High Street. NO UPPER CHAIN!

This well-presented apartment offers an excellent opportunity for first-time buyers, investors or those looking for a conveniently located home within easy reach of the High Street and local amenities.

The accommodation comprises an entrance hallway, a bright and comfortable lounge with patio doors opening directly onto the generous private rear garden, a fitted kitchen, double bedroom and bathroom.

A particular feature of the property is the large private rear garden, providing a pleasant outdoor space which is ideal for relaxing or entertaining. The property also benefits from allocated off-street parking.

The apartment is offered for sale with NO UPPER CHAIN, allowing for a straightforward purchase.

Accommodation:
Entrance Hallway • Lounge with patio doors to garden • Fitted Kitchen • Bedroom • Bathroom • Large Private Rear Garden • Allocated Off-Street Parking

Lease: 125 years from date of completion
Ground Rent: £250 per annum
Service Charge: £1,503.14 per annum
Council Tax: Band C

LOCATION

OUTSIDE

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







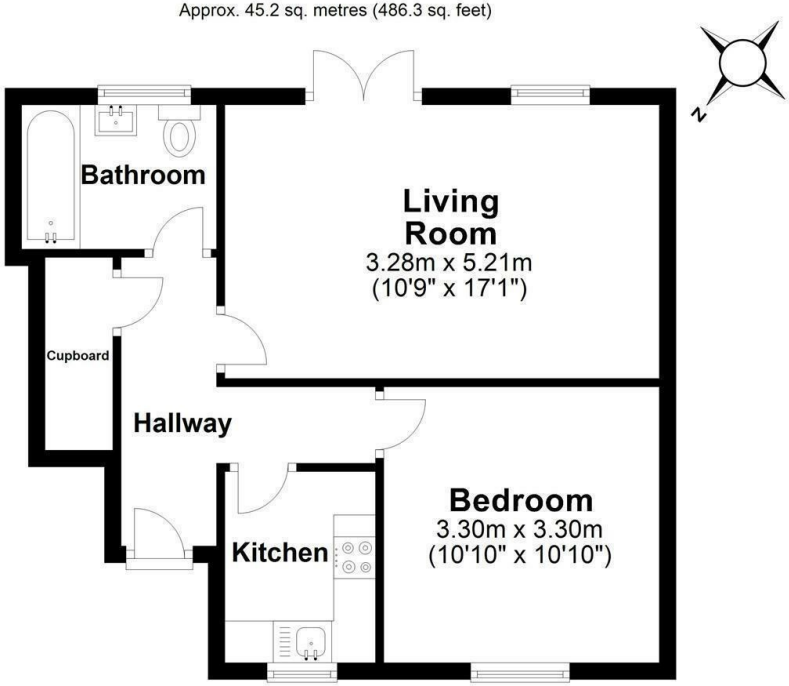






Floor Plan

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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TELEPHONE: 01442 877878

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Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com