Castles
SOLD
KITCHENS
FOR SALE
REGENT
ESTATES

STAG LANE, BERKHAMSTED

£250,000 Leasehold

ACCOMMODATION

A stylish one bedroom second floor apartment in an exclusive modern block with a balcony, offered to the market with NO UPPER CHAIN and within walking distance of Berkhamsted mainline railway station and Berkhamsted High Street.

The property comprises entrance hall, open plan sitting / kitchen area, double bedroom and well presented bathroom. Outside there are extremely well tended communal gardens and an allocated parking space. Other benefits include a 113 year lease, gas central heating and double glazing throughout.

Lease - 113 years remaining
Service charge - £2,879.24 per annum
Ground £275 per annum

LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

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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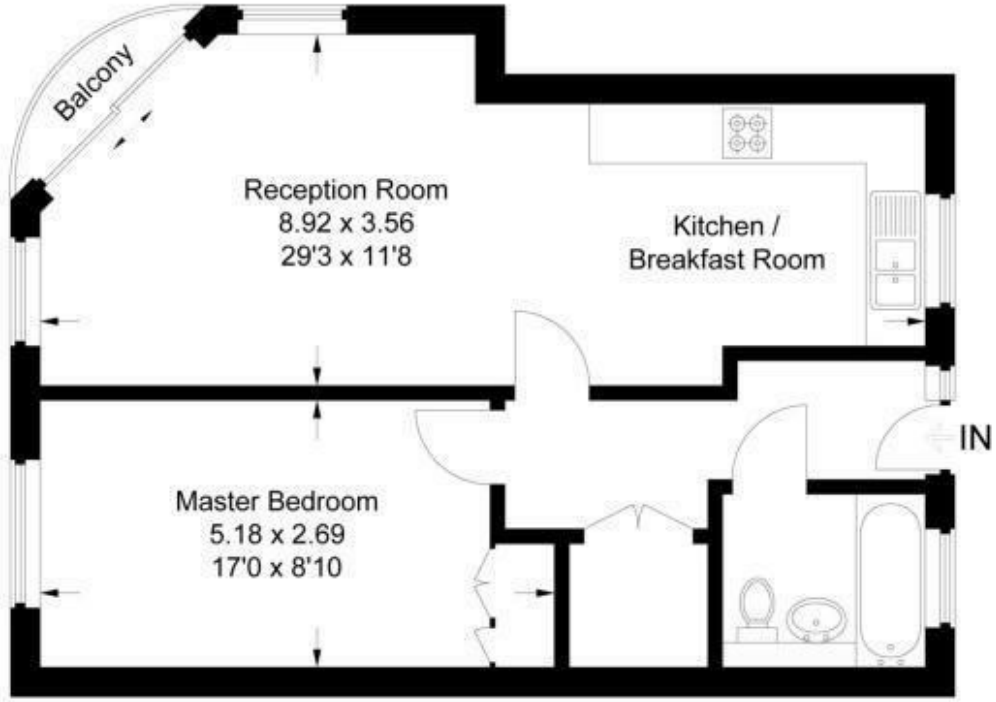
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com

Approximate Gross Internal Area
52.9 sq m / 569 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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REGENT ESTATES

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