



REGENT  
ESTATES

# BROOK LANE, BERKHAMSTED

£395,000 Leasehold - Share of Freehold

---

## ACCOMMODATION

A modern two double bedroom top floor apartment with balcony is situated on the top floor with panoramic views. This attractive block of just three apartments is sold with the benefits of a share of freehold, garage and parking. NO UPPER CHAIN!

A security door with entry system provides access to the communal entrance hall with stairs rising to the upper floors. The reception hall leads into the main reception room, two double bedrooms and bathroom.

The principle reception room is an L shaped layout with access to a large balcony. The kitchen is well appointed with a dishwasher, space for a fridge/freezer, 4 ring gas cooker with oven and grill, and a superb range of storage units and drawers.

The master bedroom has an en-suite shower room and access to the balcony. A family bathroom completes the accommodation.

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

## LOCATION

32 Brook Lane is ideally situated close to Berkhamsted town centre and the mainline railway station, offering frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through the centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports.

## OUTSIDE

Single garage, additional parking and communal gardens.

## 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

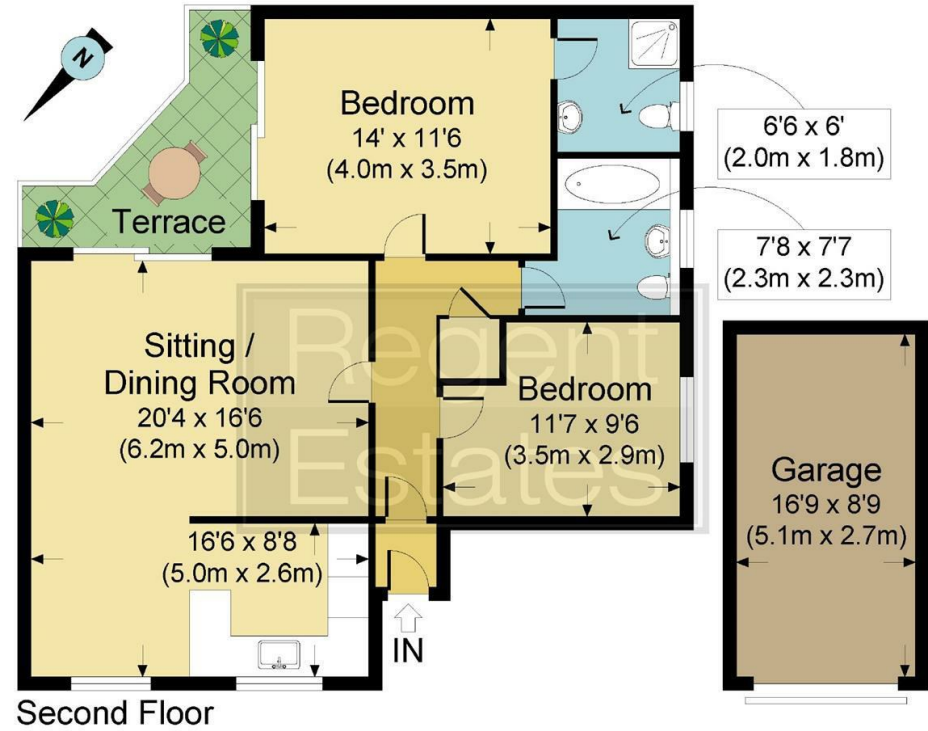
Strictly by appointment through Regent Estates.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)







BROOK LANE, HP4 1SX  
 APPROX. GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 SQ M. INC. GARAGE  
 REGENT3682-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2012.

**REGENT  
ESTATES**

TELEPHONE: 01442 877878  
 141-143 High Street, Berkhamsted,  
 Herts, HP4 3HH  
 Email: info@regent-estates.com  
 www.regent-estates.com