



REGENT
ESTATES

CHESHAM ROAD, BERKHAMSTED

£475,000 Leasehold - Share of Freehold

ACCOMMODATION

A well presented and spacious two double bedroom apartment with a westerly facing balcony with far reaching views across the valley, set in the highly desirable Regency Heights development, a short walk to the High Street and train station. The property further benefits a double length garage, offered to the market with No Upper Chain and a 'Share Of Freehold'.

There is a well kept and carpeted communal entrance hall, which is entered via entry phone and there is a lift and stairs serving all floors. The private entrance is bright and airy and provides access to all other rooms. The spacious sitting room is accessed via double doors from the entrance hall and has a feature bay window and direct access to a large balcony. The kitchen breakfast room is directly adjacent and although already a really good size, could be combined with the sitting room to provide a spectacular kitchen breakfast family room. The kitchen comprises modern eye and base level units, with contrasting work surfaces, a one and a half bowl sink unit and integrated appliances.

The bedrooms meanwhile are both double and the master has an en suite shower room, which has a large walk in shower, wash hand basin and WC. The remaining bedroom is directly adjacent to the large main bathroom, which has a bath with shower above, wash hand basin and WC. There is also a linen cupboard, which also contains the central heating boiler.

Frost House has attractive communal gardens with various vantage points. Residents also have secure pedestrian gated access providing a more direct route down to the High Street for their convenience and the property has allocated parking for two cars.

Lease remaining - 974 years
Ground rent - £150.00 PA
Service charge - £3,029.52.

Please note from the management company there are proposed lift replacement works due which will cost £2,332.52.

EPC Rating C.
Council Tax Band E.

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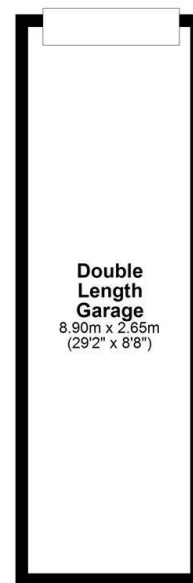
Email: info@regent-estates.com
www.regent-estates.com



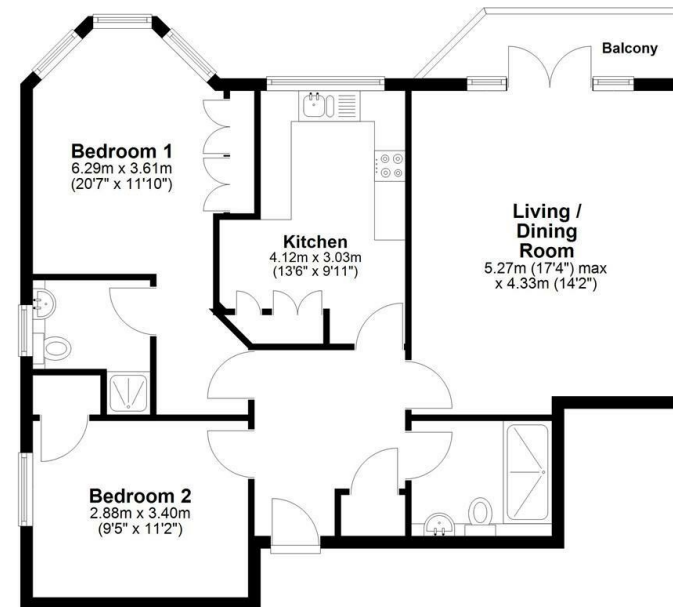




Lower Ground Floor
Approx. 23.6 sq. metres (253.8 sq. feet)



First Floor
Approx. 76.8 sq. metres (826.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -
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