



REGENT  
ESTATES

# KILFILLAN GARDENS, BERKHAMSTED

£315,000 Leasehold

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## ACCOMMODATION

Situated in an admired development with a premier location within the town, an attractive two bedroom apartment with a private balcony is offered to the market with no upper chain. RECENTLY NEW EXTENDED LEASE OF 998 YEARS.

A small, friendly community comprising just eight self-contained properties, benefitting from a lift and secure phone entry system. This light and bright first floor apartment comprises of a generous sized living room, a separate well appointed kitchen, which includes an oven and hob and space for a kitchen table and chairs. There is also a double bedroom with fitted wardrobes, a single bedroom, and a shower room.

Outside, there are established communal gardens along with the benefit of an allocated parking space. Kilfillan Park is set in a secluded, quiet cul-de-sac, in this lovely, leafy part of the town.

Lease: Brand new lease - 998 years, with one-eighth share of the freehold

The vendor advises that Service Charges from April 1st 2021 will be approximately £170 per month.

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. The A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London (Euston).

## 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.

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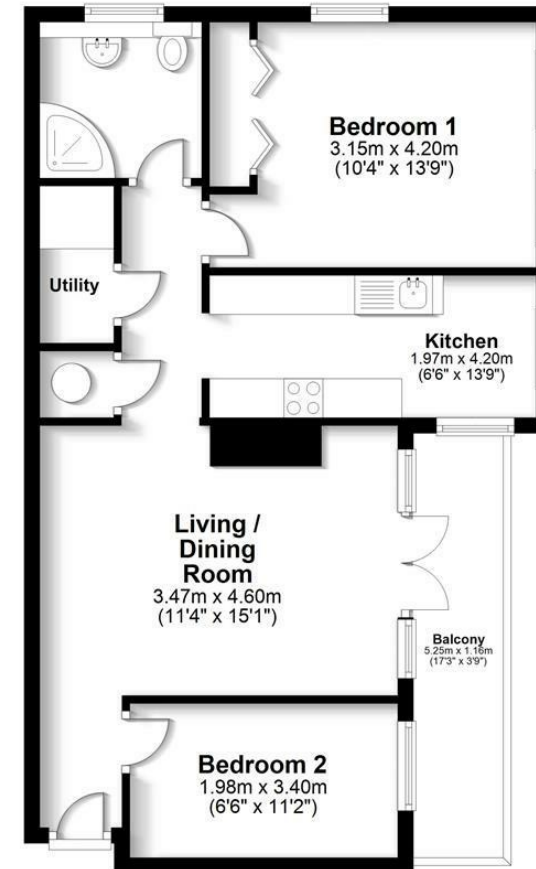






### First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 58.4 sq. metres (628.9 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 -  $\approx$  My Home  
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