



REGENT  
ESTATES

# SEVENS CLOSE, BERKHAMSTED

£425,000 Leasehold

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## ACCOMMODATION

Tucked away just off the High Street, Regent Estates are delighted to offer to the market this larger than average two double bedroom duplex apartment with allocated parking. The property is situated within a modern private development with superb views over the town centre, just moments from the High Street. New lease, no ground rent and sold with no upper chain.

Main entrance with stairs leading to the first floor. The front door leads to the accommodation which comprises: Hallway with stairs to the second floor. A spacious living/dining room with a duel aspect , separate fully fitted kitchen, two double bedrooms, Large master bedroom with en suite and, a separate family bathroom. The property further benefits from communal gardens and an allocated parking space.

Council Tax Band - E

EPC - C

The lease is 125 years 1/08/23

Ground rent - £0 pa.

Service Charge - circa £1,996 pa. Final figure TBC -

## 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.

## OUTSIDE

There are communal gardens and a separate, walled area for the allocated parking. The entrance to the development is privately situated and directly off the High Street.

## 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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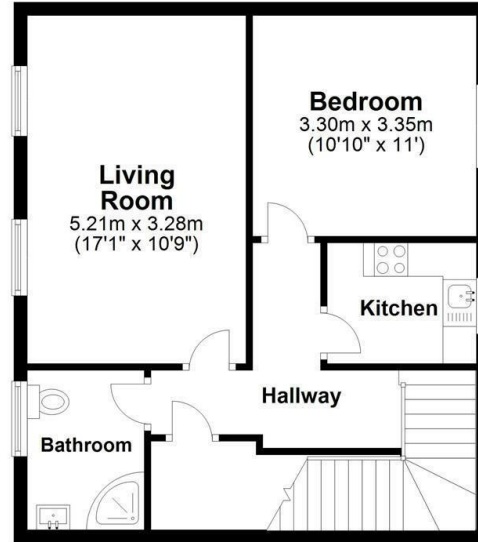






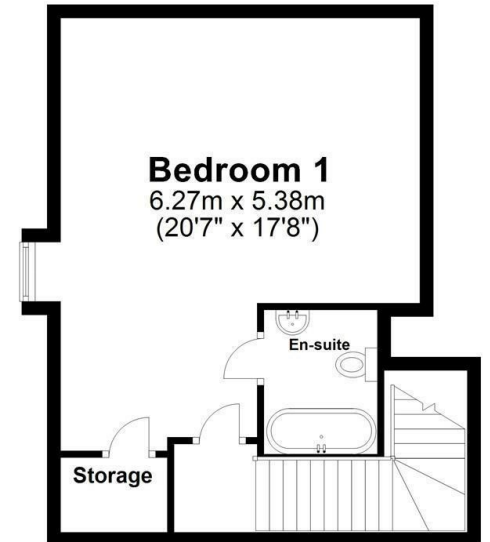
**First Floor**

Approx. 51.6 sq. metres (555.7 sq. feet)



**Second Floor**

Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 94.5 sq. metres (1017.2 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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