
LET BY
REGENT
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HIGH STREET, BERKHAMSTED

£395,000 Leasehold

ACCOMMODATION

A well-presented two double bedroom, two bathroom duplex apartment, ideally located on Berkhamsted's vibrant High Street. The property benefits from 2 ALLOCATED PARKING SPACES and is within easy walking distance of the town centre and mainline station, offering direct links to London Euston, perfect for commuters.

This attractive home is offered with no upper chain and benefits from parking for two vehicles at the rear, all within a stones throw of all of Berkhamsted's many High Street amenities .

Accommodation comprises:
An entrance hall with stairs leading to the first floor, a separate fitted kitchen, a spacious and light-filled living/dining room, and a convenient cloakroom. A second stairwell leads to the upper level, featuring a generously sized principal bedroom with en suite shower room, alongside a second double bedroom with access to a Jack and Jill family bathroom.

Additional information:
EPC Rating: C
Council Tax Band: E

Lease - 972 years remaining
Ground rent - £356.44 per annum
Service charge - £1,768.06 per annum

Location:
Berkhamsted is a thriving and highly sought-after market town in west Hertfordshire, approximately 30 minutes by train from London. Rich in history, the town played a notable role in 1066 when William the Conqueror was handed the English Crown here. Berkhamsted Castle, built shortly after, remains a significant historical landmark, with links to figures such as Geoffrey Chaucer and Thomas Becket.

Today, Berkhamsted offers an excellent blend of historic charm and modern convenience, with a wide range of shops, restaurants, and amenities, as well as outstanding transport connections by both road and rail.

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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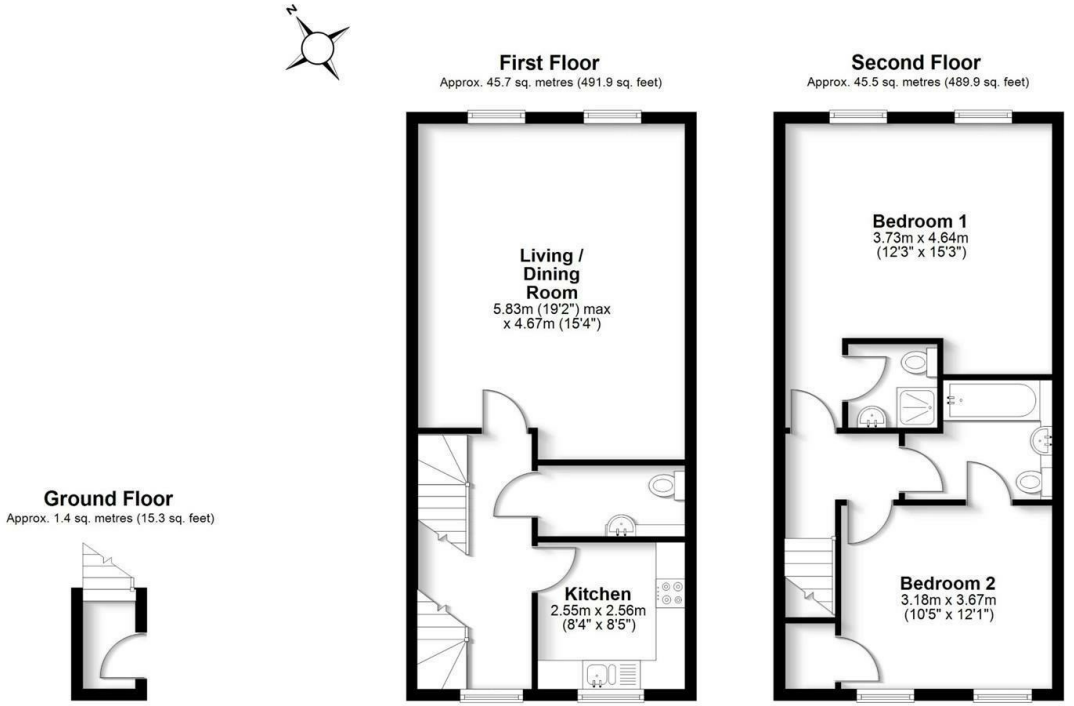












Total area: approx. 92.6 sq. metres (997.1 sq. feet)

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 - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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