



REGENT  
ESTATES

# BIRCH PLACE, BERKHAMSTED

£595,000 Leasehold

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## ACCOMMODATION

This superb two double bedroom, two bathroom over 55's apartment with allocated parking, is part of the prestigious gated Birch Place development, constructed in 2017, in the heart of the town centre. Situated as the only apartment on the top floor with lift access, the property further boasts a balcony and a long lease

The generous accommodation comprises an entrance hall, sitting room, dining room, fully fitted kitchen, utility cupboard, two double bedrooms, - the master with an en suite - a family bathroom and a large storage cupboard.

Quality fixtures and fittings abound, with bespoke built in wardrobes to both bedrooms, and the apartment itself has been further updated in the most stylish, contemporary way.

The internal communal areas are exemplary and, externally, the attention to detail of the design of the whole development not just its location further adds to the desirability of this property.

Perfect for downsizers or an ideal lock-up-and-go for those making the most of their retirement, since the age requirement is 55 plus, it also makes a stunning, centrally located apartment for the High Street and Station.

TENURE: Leasehold (term: 999 years from 1 January 2017)  
Ground rent - £350 pa  
Service charge £3,800pa  
Council Tax - E  
EPC -B

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars. 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.

There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

## OUTSIDE

One good sized balcony, landscaped gardens and private gated access from the High Street. Allocated parking.

## 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

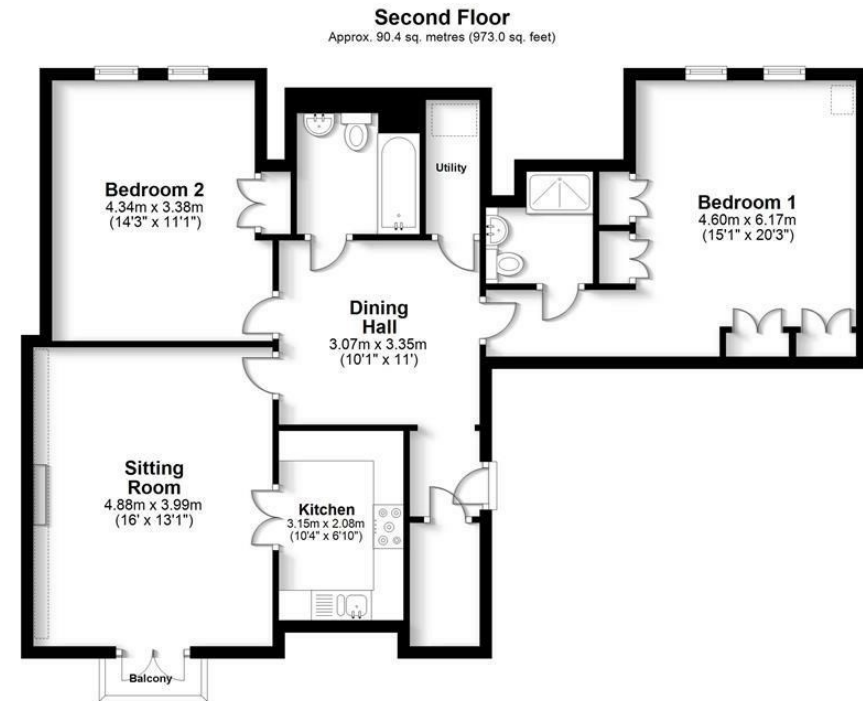
Strictly by appointment through Regent Estates.

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)







Total area: approx. 90.4 sq. metres (973.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages and outbuildings.  
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TELEPHONE: 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)