



REGENT  
ESTATES

# LINCOLN COURT, BERKHAMSTED

£379,950 Leasehold

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## ACCOMMODATION

A spacious two bedroom ground floor maisonette in an excellent location within walking distance of the town and station. The front door opens into the entrance hall leading to the large lounge/diner with casement door onto the communal gardens. The well fitted kitchen overlooks the front aspect. Two good sized bedrooms and bathroom complete the accommodation.

Length of the lease is 146 years. The service charge for the period 1st January 2019 to 31st December is £1,311.13. There is a reserve fund for the same period, the cost is £739.80 This is for the provision of external redecoration, repairs to drains and gutters, electrical and roof repairs, road access and car park maintenance. This information is supplied by Lincoln Court Management (Berkhamsted) Limited - Statement of service charges and reserve expenditure.

## LOCATION

Berkhamsted is a vibrant, sought after town with a cosmopolitan mix of shops restaurants and bars and the renowned Collegiate 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.

From our office head along the High Street in the direction of Northchurch. At the main set of traffic lights in the Town Centre turn left into Kings Road. Take the first right in to Charles Street and then turn left in to Lincoln Court. Number 10 is in the first block.

## OUTSIDE

Communal gardens, undercover allocated parking space plus one visitor permit.

## 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

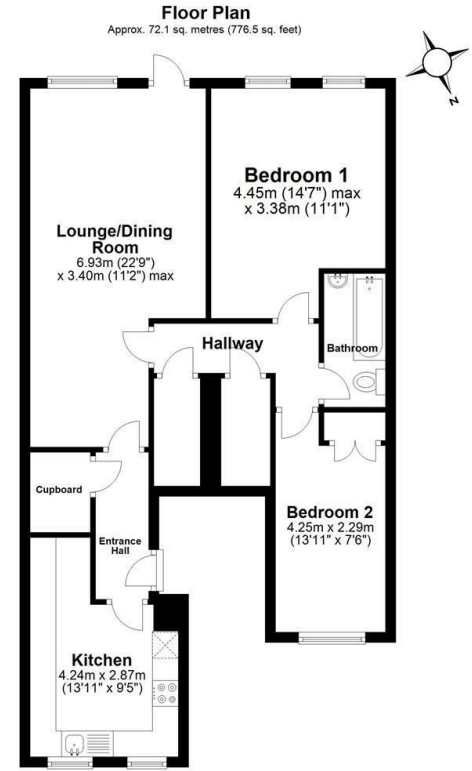
Strictly by appointment through Regent Estates.

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Total area: approx. 72.1 sq. metres (776.5 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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