



CHESHAM ROAD, BERKHAMSTED

£285,000 Leasehold

ACCOMMODATION

Ideal for commuter this superb and stylish top floor apartment is situated within a stone's throw of the Town Centre. The current owners have re-decorated and refurbished the apartment which now offers a spacious lounge/dining room, fully fitted modern kitchen, two bedrooms, and a luxury, newly fitted bathroom.

Tenure

Long Leasehold - 97 years remaining

Ground Rent - £350 p.a. In respect of the period: 12 months commencing 24th June 2019

Service Charge - £1,205.60 due from 1st January 2020 to 31st December 2020

LOCATION

Ideally situated in the town centre and the main railway station, offering a frequent service to London Euston. Berkhamsted sits in a valley of the Chiltern Hills with the Grand Union Canal passing through its centre. The A41 bypass provides excellent access to the M25 motorway and onwards towards the M1, Heathrow and Luton Airports.

OUTSIDE

Allocated parking space and visitor parking.

A highly desirable market town offering a diverse range of shops and boutiques, restaurants, pubs and cafe's. There is a good range of leisure facilities and in the surrounding countryside the National Trust's Ashridge Estate offers 5,000 acres for walking, golf and horse riding pursuits.

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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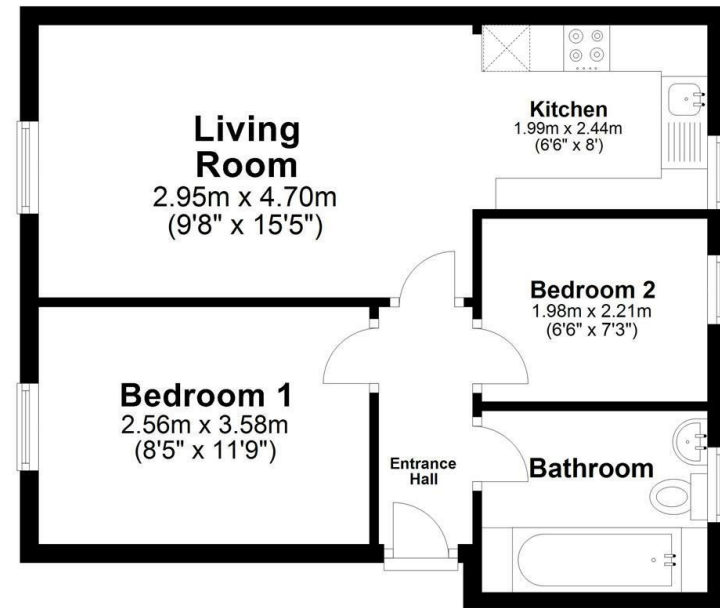






Floor Plan

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 41.0 sq. metres (441.0 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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ESTATES**

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