



Humps for 100 yards

NEW TRAFFIC SIGNALS AHEAD

REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£229,950 Leasehold

ACCOMMODATION

Gilhams Court has been specifically designed for Independent retirement living and is ideally situated in this convenient High Street location, close to local amenities.

This beautifully presented and spacious second floor property comprises: entrance hallway, large storage cupboard, airing cupboard sitting/dining room, a beautifully appointed fitted kitchen, one double bedroom with wardrobes and a bathroom.

This popular development boasts a residents lounge, library and kitchenette, laundry room, tastefully landscaped communal gardens, under ground parking, electric recharging facility and outside parking, lift access to all floors, care line 24-hour emergency call system if needed, on site estate manager, visitor's suite and many more exciting facilities.

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.

OUTSIDE

Well maintained enclosed communal courtyard garden. Underground communal 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.

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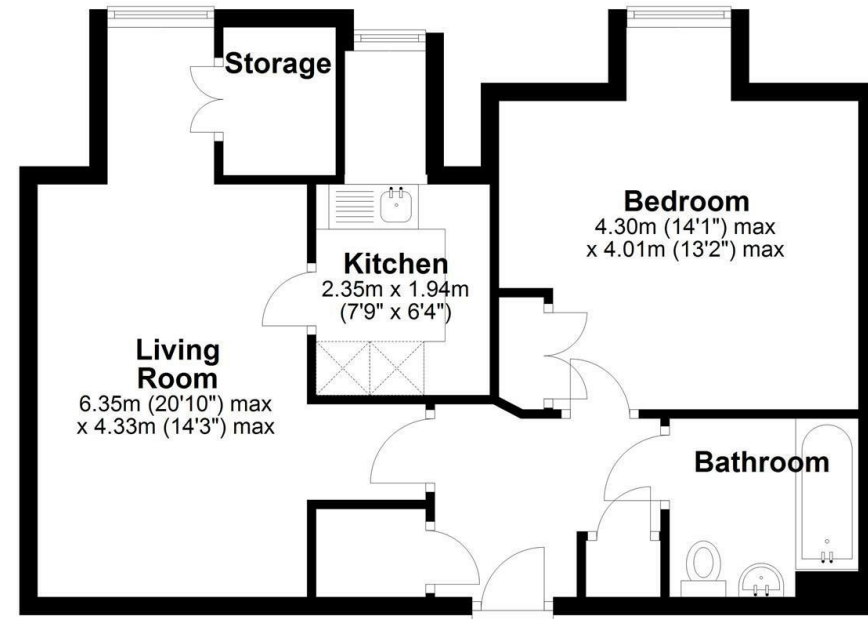






Floor Plan

Approx. 53.1 sq. metres (571.0 sq. feet)



Total area: approx. 53.1 sq. metres (571.0 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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