



REGENT
ESTATES

SHELDON WAY, BERKHAMSTED

£380,000 Leasehold

ACCOMMODATION

This beautifully presented apartment offers a welcoming and comfortable home, ideally situated within easy walking distance of Berkhamsted High Street and the mainline railway station.

The property is approached via a welcoming entrance hall, which features a rear-facing window and provides access to all principal rooms. The impressive south-facing reception room forms the heart of the home and is open plan to the kitchen, creating an excellent space for both relaxing and entertaining, with ample room for sitting and dining areas.

The well-equipped kitchen offers a generous range of storage units and integrated appliances, including a fridge/freezer, double electric oven, ceramic hob and dishwasher.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom has the added advantage of an en suite shower room, comprising a large shower cubicle, wash basin and WC. The main bathroom is fitted with a bath with shower over, vanity unit with wash basin and WC.

Further benefits include a large utility cupboard with plumbing and space for a washing machine and tumble dryer, a recently fitted gas boiler serving the radiators throughout, water softener and sealed-unit double glazing.

Externally, the property benefits from an allocated parking space to the rear, together with additional visitor parking.

The apartment is conveniently located for Berkhamsted's vibrant High Street, which offers an eclectic selection of independent shops, restaurants, wine bars and public houses, together with Waitrose, M&S and Tesco supermarkets. The mainline railway station is also within walking distance, providing a fast and convenient service to London Euston in as little as 34 minutes.

LOCATION

OUTSIDE

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.

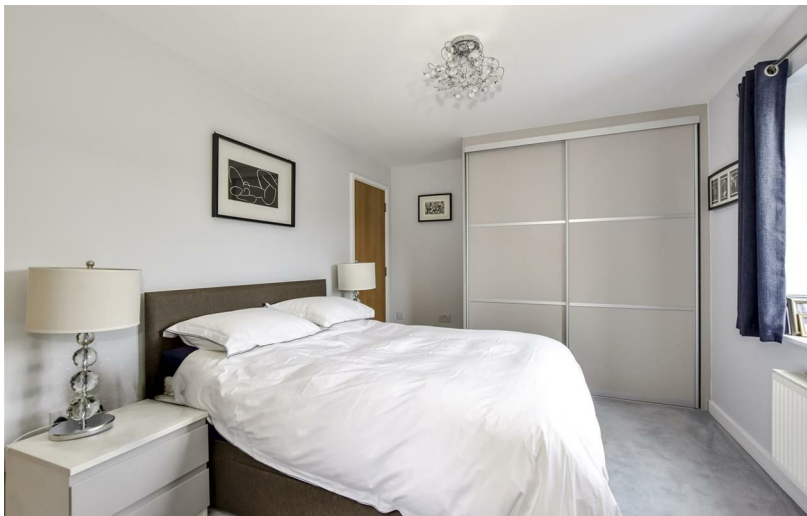
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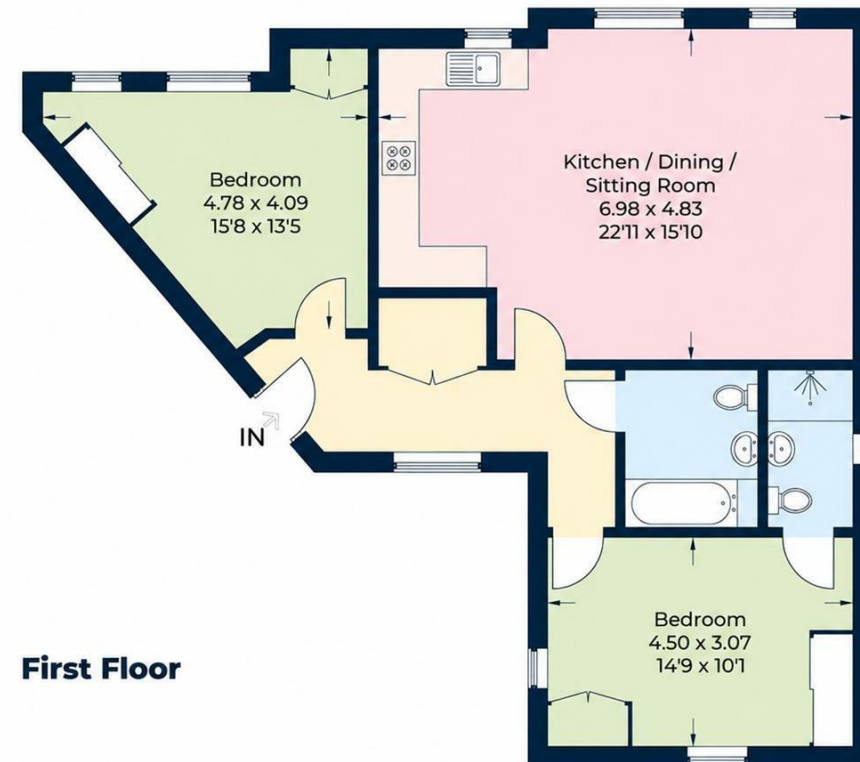
Email: info@regent-estates.com
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Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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