



The Rex

Berkhamsted, Hertfordshire HP4 2BT



Centre stage.

Situated within the iconic Art Deco Rex Apartments building, right in the heart of Berkhamsted's bustling town centre, this stunning two bedroom ground-floor apartment strikes a beautiful balance of classic and contemporary, and convenience too.

Set around the original 1930s cinema, the apartment block was thoughtfully reimagined in 2004 to create stylish, unique homes for a new generation.

Throughout, the property is well presented. A welcoming hallway leads to two bedrooms, with the principal room featuring fitted wardrobes and an en suite shower room. Continuing along the hallway, the kitchen is well-appointed with a range of units and modern integrated appliances, including an induction hob and electric oven.

However, it is perhaps the sitting room which stands out in particular at this fabulous property. An expansive reception room, featuring a 10ft high ceiling that evoke its period heritage, natural light fills the room thanks to glazed sliding doors which open out to an attractive, secure courtyard garden to the front - a wonderful, seamless indoor/outdoor connection..

Guide price: £400,000
Tenure: Leasehold



As you would expect, the block has a secure entryphone system, lift access to all floors, and beautifully-maintained communal areas. The apartment also comes with a parking space in the secure undercroft parking area behind.

Undoubtedly an additional benefit is the property is offered for sale with no upper chain.

(The Principal Bedroom and Sitting Room feature virtually staged furniture

Charges and leasehold information

Ground rent: £200.00 per annum

Service charge: £2,868.00 per annum

Lease: 125 years from 1 January 2002



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



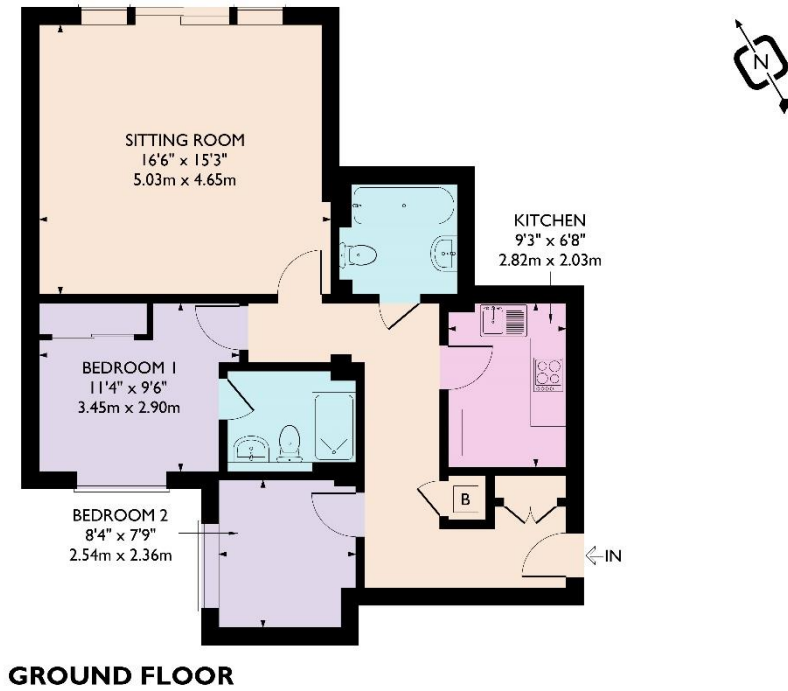
Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL TOTAL AREA = 734 SQ FT / 68 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	54	59
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

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Berkhamsted Office | 01442 863000
152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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