
REGENT
ESTATES

LOWER KINGS ROAD, BERKHAMSTED

£315,000 Leasehold - Share of Freehold

ACCOMMODATION

Stunning one-bedroom first-floor apartment with outstanding views over the Grand Union Canal. Thoughtfully designed and refurbished to a high standard throughout, this exceptional property combines stylish modern living with a unique waterside setting.

Uniquely positioned on a secluded peninsula at the fork of the River Bulbourne, the apartment is situated moments from both Berkhamsted town centre and Berkhamsted train station, offering direct links into London.

The property further benefits from a private allocated parking space, visitor parking, beautifully maintained communal gardens, loft space for storage and a share of freehold.

Lease - 973 years remaining
Ground rent - £0
Service charge - £2,250.16 per annum

Tucked away in a peaceful location, yet close from all local amenities and Berkhamsted train station, this apartment offers the perfect balance of tranquillity and convenience.

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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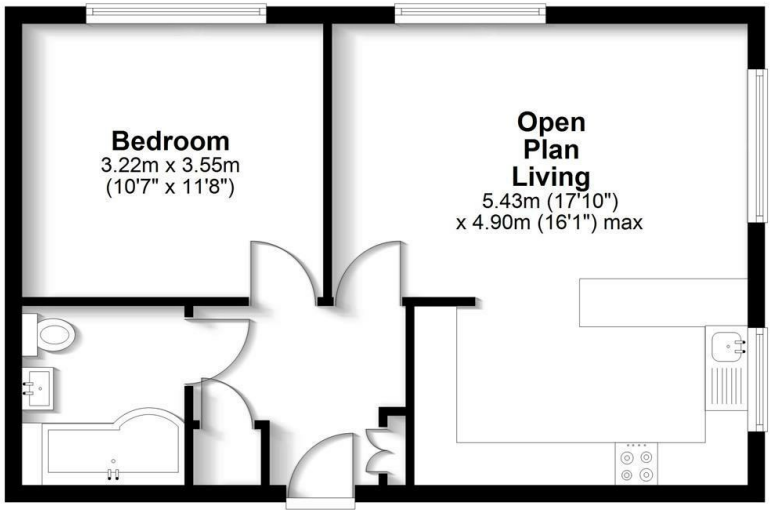






First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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