



JOAN

COOK & BUTLER

39

Pre-loved clothing, books and more...

Mon-Sat
8:30 am - 6:30 pm

Joan
COFFEE HOUSE & EATERY

COOK & BUTLER
- HOME CATERED
- HOME DELIVERED

Donate
Feel Great

REGENT
ESTATES

LOWER KINGS ROAD, BERKHAMSTED

£370,000 Leasehold

ACCOMMODATION

A delightful, recently refurbished two double bedroom first floor apartment, situated within the heart of Berkhamsted, conveniently placed for all of the high street amenities and the mainline railway station.

This ideally situated apartment is accessed via a secure entrance to the side of Cook & Butler, which leads in turn to a gated courtyard and the private entrance to the apartment. On entry, the high standard of presentation becomes immediately apparent. This is most so in the open planned kitchen/dining/sitting room, which has three feature sash windows and a stylish well-equipped kitchen.

The spacious master bedroom has a modern en suite shower room with a shower, vanity basin and WC. The second bedroom is towards the rear of the property and conveniently placed for the modern bathroom, which has a bath with a shower above, glass screen, wash basin and WC.

The property is further complimented by low voltage downlighting, attractive white painted panelled doors with chrome handles, secondary glazed sash window, loft storage and gas central heating which is served by a combination boiler.

Berkhamsted's inspiring high Street has an eclectic mix of shops, restaurants, wine bars and public houses along with Waitrose, M&S and Tesco supermarkets. The mainline railway station is just a couple of minutes' walk away and serves London Euston in as little as 34 minutes.

Berkhamsted is surrounded by beautiful countryside, on the edge of the Chiltern Hills, including the National Trust administered Ashridge Estate and has the Grand Union Canal running through its centre. There is excellent access to surrounding areas via the A41 bypass providing a fast link to the M25 and the M1. Luton and Heathrow airports are just 17 and 27 miles respectively.

Leasehold - 999 years from 15th December 2000
Ground Rent £250 per annum

Current Annual Buildings Insurance Contribution £438

| EPC Rating D | Council Tax - B

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

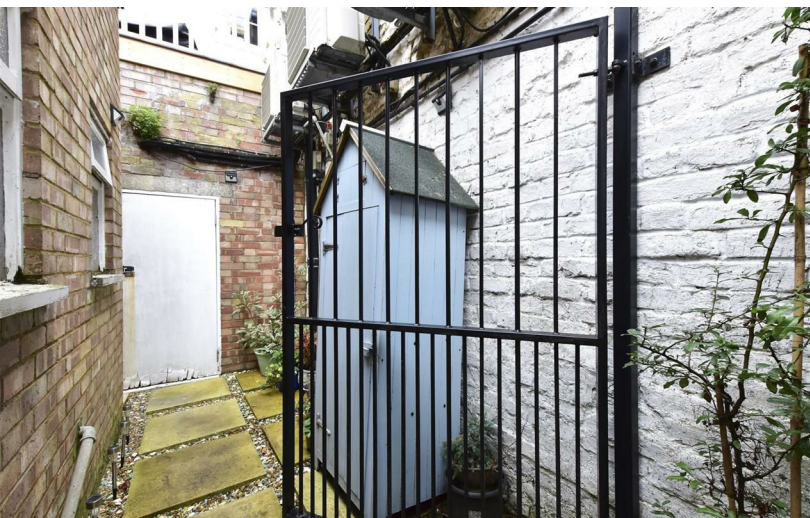
Strictly by appointment through Regent Estates.

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HP4 3HH

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www.regent-estates.com







Ground Floor
Approx. 2.5 sq. metres (26.4 sq. feet)



First Floor
Approx. 48.4 sq. metres (521.5 sq. feet)



Total area: approx. 50.9 sq. metres (547.9 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 - ? My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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