



REGENT  
ESTATES



# LOWER KINGS ROAD, BERKHAMSTED

£750,000 Leasehold

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## ACCOMMODATION

One of the finest apartments in Berkhamsted. Situated in the prestigious Castle Mill development, this recently refurbished and spacious split level canal side apartment benefits stunning south facing views, secure under cover parking and private canal side terrace. NO UPPER CHAIN!

The accommodation comprises briefly, own front door leading to; entrance area, open plan sitting room with a fireplace (flueless eco) modern kitchen and downstairs w/c. Upstairs, master bedroom with en suite and Juliette balcony over looking the canal, family bathroom and second double bedroom. Outside the parking is gated with an allocated space and EV point (electric car point).

Lease - 983 remaining  
Ground rent - £0  
Service charge per annum - ££4,837.92  
Council Tax - E

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Collegiate 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.

## 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.

01442 877878  
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

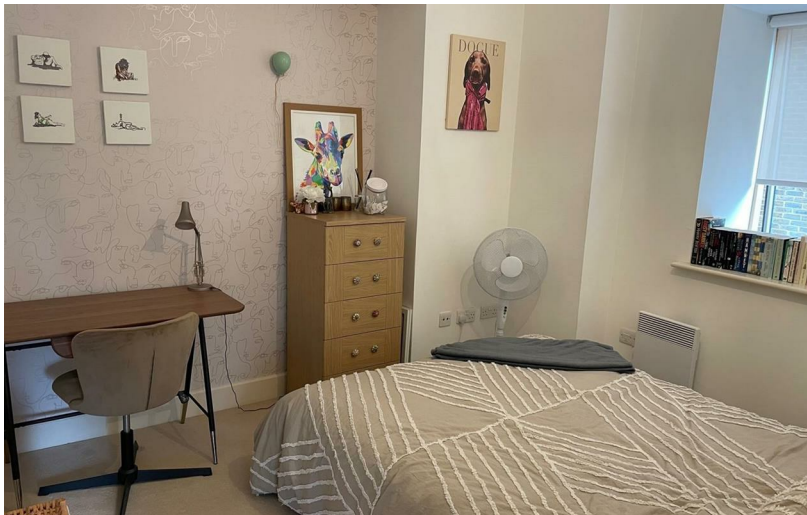
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)











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TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)