



REGENT  
ESTATES

# LOWER KINGS ROAD, BERKHAMSTED

£725,000 Leasehold

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## ACCOMMODATION

VIEWINGS FROM MONDAY 15TH FEBRUARY! One of the finest apartments in Berkhamsted! Situated in the prestigious Castle Mill development, this spacious split level canal side apartment benefits from 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 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.

Viewing is highly recommended.

## 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.

## 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.

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)







**APPROX. GROSS INTERNAL FLOOR AREA 1131 SQ FT / 105 SQ M.  
CASTLE MILL, HP4**

DAVID#137

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation only as defined by RICS Code of Measuring practice and should be used as such by any prospective purchaser.  
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TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: info@regent-estates.com  
www.regent-estates.com