



REGENT
ESTATES

LOWER KINGS ROAD, BERKHAMSTED

£615,000 Leasehold - Share of Freehold

ACCOMMODATION

Beautifully Presented Canal-Side Duplex in Central Berkhamsted.

Situated within a prestigious canal-side development just moments from the station and a short stroll to Berkhamsted's vibrant High Street, this immaculate two-bedroom duplex apartment offers stylish, light-filled living with stunning waterside views.

Occupying the third and fourth floors of a converted mill, the apartment is accessed via a communal entrance with lift or stairs. The heart of the home is a generous 26' open-plan kitchen, dining, and sitting room, featuring French doors to a Juliet balcony overlooking the Grand Union Canal. The sleek, contemporary kitchen includes a breakfast bar and integrated appliances: oven, hob, microwave, washing machine, and dishwasher.

Upstairs, the spacious principal bedroom enjoys an en suite shower room and French doors to a second Juliet balcony. A further double bedroom is served by a modern family shower room.

Externally, residents benefit from a shared patio area beside the canal—ideal for relaxing outdoors—as well as covered parking with the option for EV charging.

Share of freehold. Associated lease is 999 years from 2005.
Service charge is £6,300/year (£3,150 payable every 6 months).

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

LOCATION

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

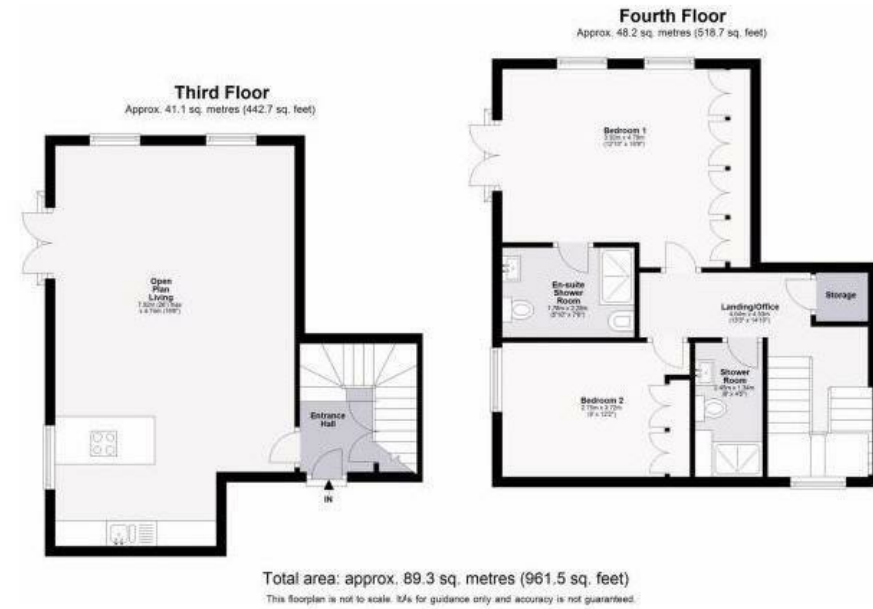
Strictly by appointment through Regent Estates.

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