



REGENT
ESTATES

LOWER KINGS ROAD, BERKHAMSTED

£675,000 Leasehold

ACCOMMODATION

A beautiful two double bedroom contemporary style luxury ground floor apartment set in this prestigious development and idyllically situated which was completely renovated in 2021 by the current owners to the highest standard throughout. With secure parking and views over the Grand Union Canal and moor beyond, all of which is just a short level walk from the high street amenities and the mainline railway station.

The apartment is triple aspect and has a spacious feel immediately upon entry via the entrance hall, which has a cloaks cupboard and provides access to all other parts of the property. The reception area is double aspect and principally southerly facing with views and a Juliet balcony overlooking the Grand Union Canal. The well equipped bespoke German kitchen has been completed to a high specification, comprising eye & base level units, with contrasting quartz worksurfaces and integrated appliances.

There is a utility/drying room which has plumbing and space for a washing machine and tumble dryer above. The master bedroom and second bedroom are towards the front of the property and the second bedroom with two double fitted built in wardrobes, is located close to the bathroom. The master bedroom meanwhile has a walk in wardrobe, further fitted wardrobe and an en suite shower room.

The accommodation is further enhanced by attractive contemporary style internal doors, under floor heating herringbone flooring throughout, low voltage downlighting, sealed unit double glazed windows and gas central heating to thermostatically controlled radiators. The property has video entry and there is level access from the communal entrance to the front door.

Outside - There is a lift which serves all floors, including the covered parking area at lower ground floor level, which has gated access and is covered, well illuminated and close to the communal entrance and lift.

Council tax band E (Dacorum).

Lease: 980 years

Service charge: currently approx £5,600 per annum

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.

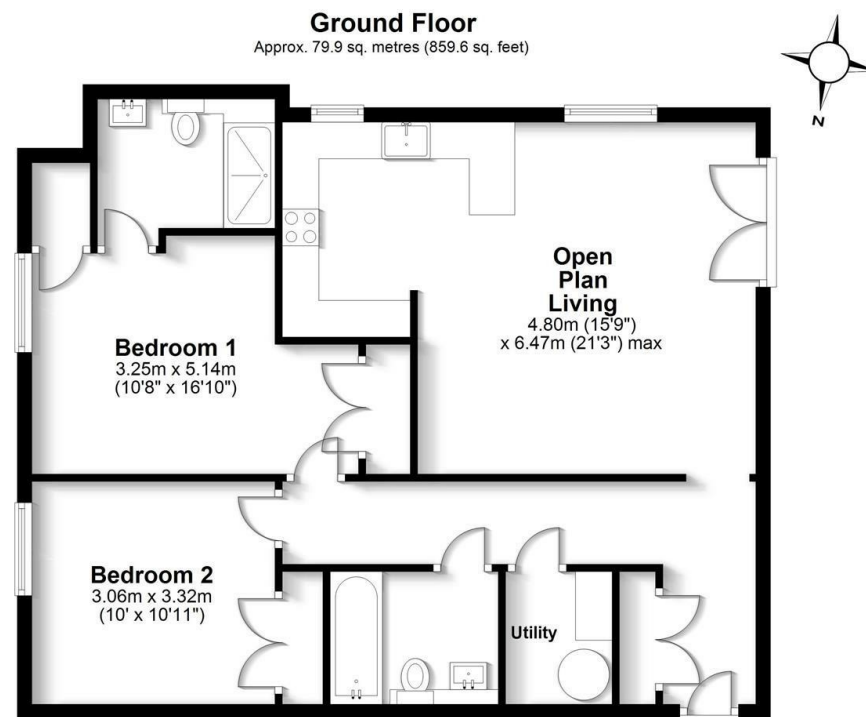
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Total area: approx. 79.9 sq. metres (859.6 sq. feet)

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.
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