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39

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REGENT
ESTATES

LOWER KINGS ROAD, BERKHAMSTED

£370,000 Leasehold

ACCOMMODATION

A Stylish and Refurbished Two-Bedroom Apartment in the Heart of Berkhamsted

Ideally located in central Berkhamsted, this beautifully refurbished first-floor two-bedroom apartment combines modern living with period charm, just moments from the high street and mainline station (London Euston in as little as 34 minutes).

Accessed via a secure entrance and private gated courtyard, the apartment opens to a spacious and immaculately presented open-plan kitchen/dining/living room, featuring three character sash windows and a sleek, well-appointed kitchen.

The generous master bedroom benefits from a stylish en suite shower room, while the second bedroom is served by a modern family bathroom with a shower-over-bath setup. The property further features:

Secondary glazed sash windows

Gas central heating (combi boiler)

Low-voltage downlighting

Insulation and floor boarded with special chair, generous loft storage and a new roof.

White panelled doors with chrome fittings

Location Highlights

Berkhamsted's charming high street offers an eclectic mix of independent boutiques, restaurants, wine bars, and supermarkets including Waitrose, M&S, and Tesco. The town is nestled on the edge of the Chiltern Hills, with the Ashridge Estate and Grand Union Canal offering scenic walking and cycling.

Excellent Transport Links

Mainline station: 2-minute walk

London Euston: -34 mins

A41 nearby: Direct links to M25 and M1

Luton & Heathrow Airports: 17 & 27 miles respectively

Key Information

Tenure: Leasehold - 999 years from 15 December 2000

Ground Rent: £250 per annum

Buildings Insurance: Approx. £438 per annum

EPC Rating: D

Council Tax: Band 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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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.
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