

Lower Kings Road

Berkhamsted

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Offers In Excess Of £725,000

private entrance | hallway | 26' kitchen/dining & living room | main bedroom with ensuite
| guest bedroom | bathroom | storage | private garden terrace | secure parking space

A rare opportunity to acquire this stunning, luxury canal side apartment with southerly aspect private garden terrace literally a few minutes walk from the mainline station and High Street shops and restaurants.

From the private front door and entrance lobby the stairs lead down to the inner hallway. The stylish open plan kitchen, dining and living room features picture windows overlooking the canal, bespoke quality kitchen and is beautifully presented throughout.

There are two double bedrooms with the main bedroom complemented by a stylish ensuite. There is also a separate family bathroom.

The private outside terrace garden adjacent and overlooking the Grand Union canal is south facing and secluded; the perfect outdoor space for entertaining or relaxation.

The parking space is within a gated car park and has a EV point (electric car charging point).

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

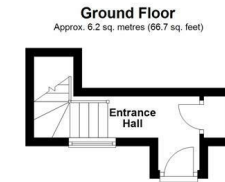
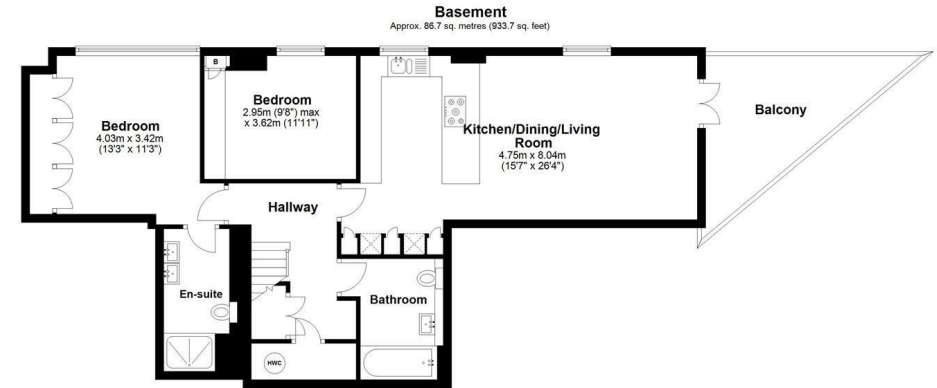
Tenure

Lease - 983 years remaining
Service charge - £4800 per annum

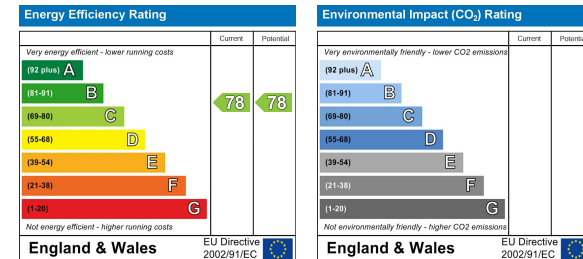
Situation

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).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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