



Lower Kings Road
Berkhamsted

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Offers In Excess Of £625,000

entrance hall | living room | kitchen | utility/cloaks | master bedroom with ensuite
bathroom | second double bedroom | family shower room

Offering light and bright accommodation and canal views, this recently-refreshed two double bedroom apartment is situated within the original mill section of this prestigious town centre development, with the station a minute's walk away.

This immaculately-presented property benefits from its own private entrance from outside. A triple-aspect living room features french doors opening to a Juliet balcony. The separate kitchen is fitted with contemporary cabinetry and includes an integrated oven, hob, microwave, fridge/freezer and dishwasher. A washer/dryer is located in the hall cupboard.

Off the hallway, the master bedroom benefits from a spacious ensuite bathroom. A second double bedroom is served by the modern family shower room.

Outside, this much-admired site enjoys a shared patio area alongside the Grand Union canal, and is excellently situated for accessing the station and Berkhamsted's bustling High Street. There is also the benefit of covered parking, and the option of EV charging.

Services

Electric hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

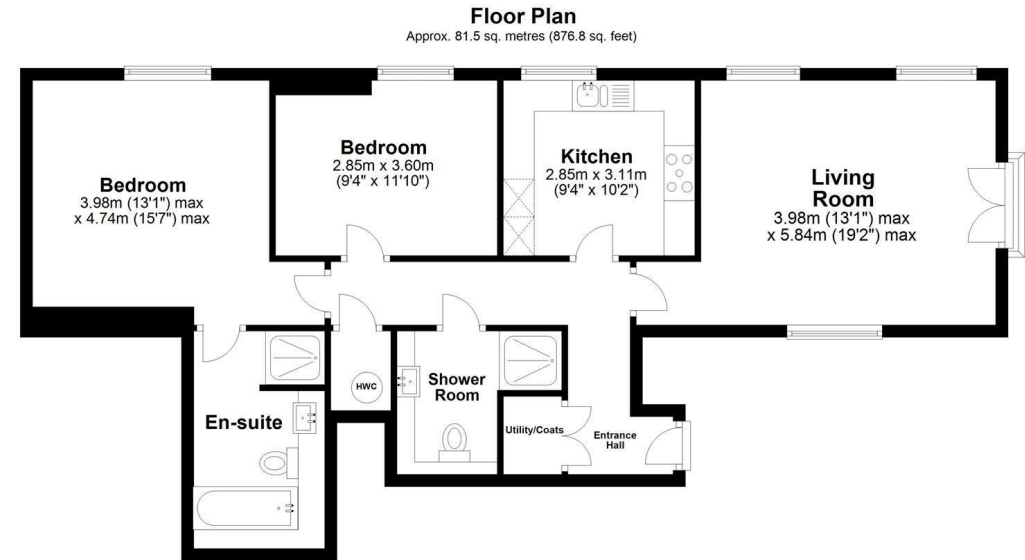
Tenure

Share of Freehold. Associated lease is 999 years from 24 June 2005.
Service charge is £4,800/year (£2,400 payable every 6 months).

Situation

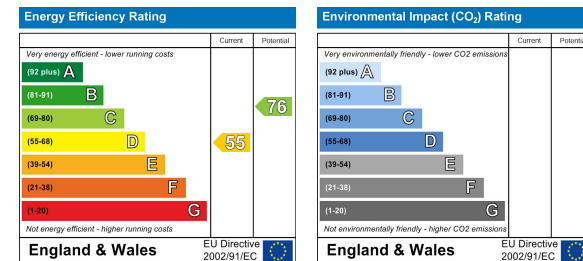
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (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. 81.5 sq. metres (876.8 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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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

