



Kings Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AS


SOVEREIGN
ESTATES

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Enjoy tranquil canal-side living with this beautifully presented two double bedroom ground floor apartment, ideally situated just moments from Berkhamsted High Street and mainline station. This inviting home boasts peaceful views over the picturesque Grand Union Canal and is further enhanced by well-kept communal gardens and the gentle flow of the River Bulbourne nearby.

Step inside via the secure communal entrance, complete with an entry phone system, leading to an airy hallway and the front door of the apartment. The spacious open-plan living area is thoughtfully designed for both relaxation and entertaining. The modern kitchen area features a comprehensive range of base and wall-mounted units, a high-spec Neff oven with separate grill, electric hob and extractor fan, integrated washing machine and dishwasher, and a free-standing fridge/freezer. A breakfast bar with four stools offers the perfect spot for casual dining, all set against stylish laminate flooring.

The apartment provides two generous double bedrooms, with the main bedroom enjoying serene views across the canal, creating a truly restful retreat. The contemporary bathroom was recently refitted, complete with a bath and shower over, glass screen, sleek basin and WC, wall-mounted storage cabinet, heated towel rail, and additional shelving for convenience.

Outside, the grounds offer mature shrubs, a patio and attractive communal spaces, perfect for enjoying the peaceful riverside setting and watching the ever-changing river traffic and vibrant local wildlife. There is a private allocated parking space as well as visitor parking for guests. This outstanding ground floor apartment with long leasehold and a share of the freehold is the perfect opportunity to embrace the relaxed yet vibrant lifestyle that Berkhamsted has to offer.

Located within easy reach of Berkhamsted's thriving High Street, the property is close to a wide selection of independent boutiques, welcoming cafés and restaurants, Waitrose, M&S, and the renowned Art Deco Rex Cinema. Esteemed local schools, including Berkhamsted School, Swing Gate Lane Primary, Thomas Coram Junior and Ashlyns Secondary, are all conveniently accessible, making this an ideal spot for families.

For commuters, the mainline station offers fast and direct connections to London Euston, and the A41, M25 and M1 are within easy reach, providing excellent links to the surrounding towns and the capital. The area is renowned for its leisure pursuits, with scenic walks, cycling and horse riding across beautiful countryside and on the National Trust's Ashridge Estate, in addition to nearby golf courses including Ashridge, Berkhamsted and The Grove.

General information

Leasehold (With a 1/10 Share of the Freehold). Lease: 999 years from 1st September 2000.

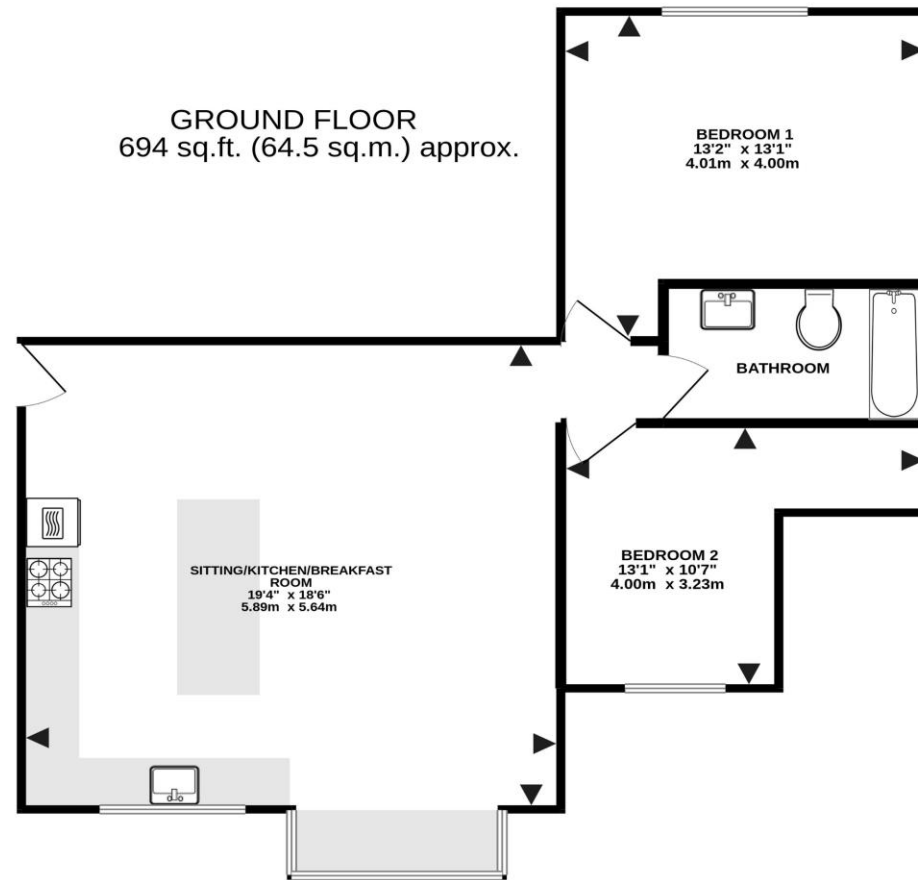
Management Charge: £562.54 per quarter

Share of Freehold | Council Tax band C | EPC C

Offers in the region of £375,000







KINGS COURT, LOWER KINGS ROAD, BERKHAMSTED HP4 2AS

TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Sovest Limited trading as Sovereign Estates

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