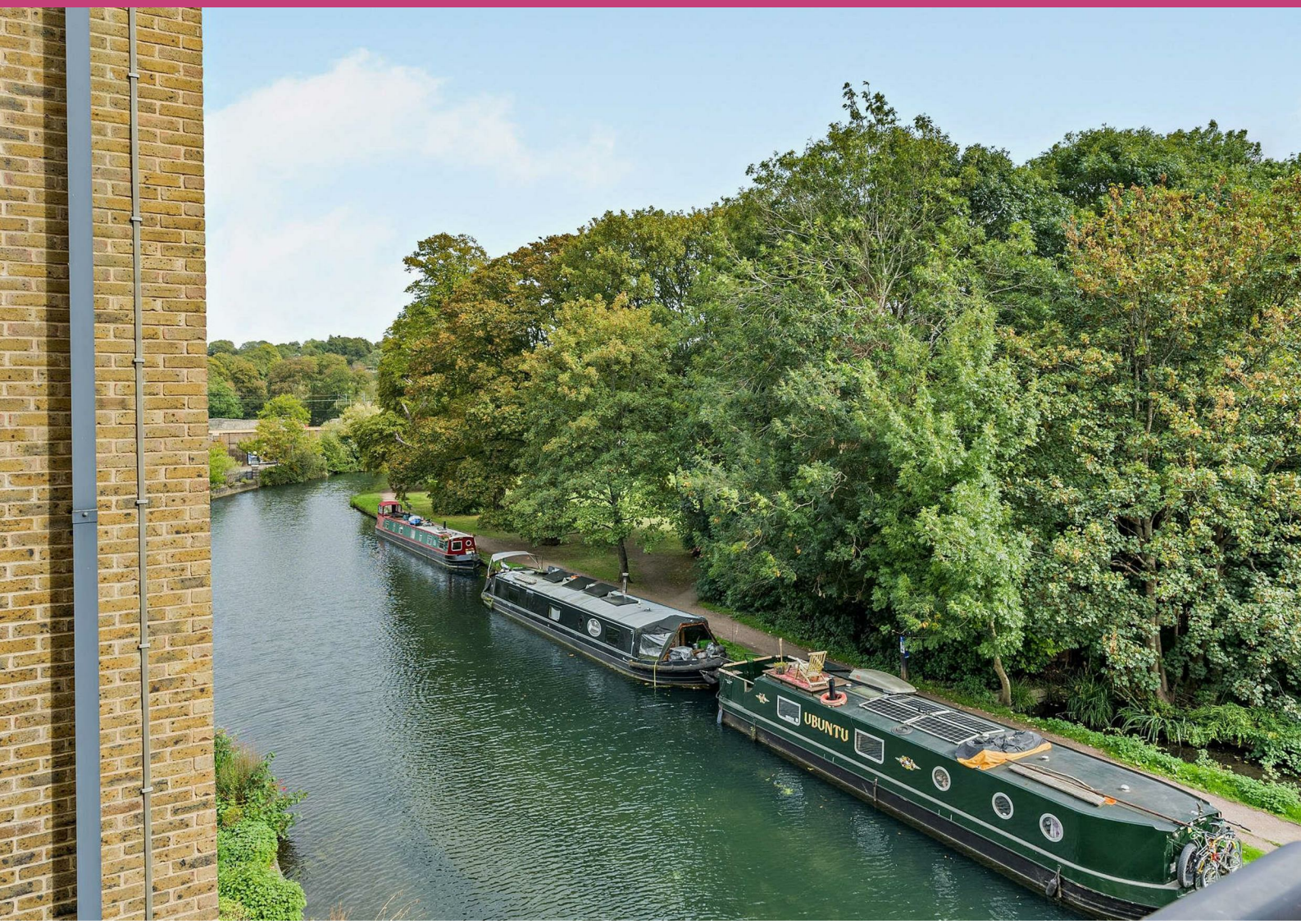
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00 Castle Mill Lower Kings Road, Berkhamsted, HP4 2FN
Offers in excess of £440,000

Stylish Two-Bedroom duplex Apartment in Central Berkhamsted.

Set within the popular Castle Mill development on Lower Kings Road, this spacious two-bedroom duplex apartment offers approximately 979 sq ft of well-designed accommodation, including a beautiful open-plan kitchen/living/dining room, two bedrooms, en-suite and further shower room. There is also an underground garage with electric points for vechicle.

Ideally located for the best of Berkhamsted, the property is just moments from the Grand Union Canal, providing beautiful waterside walks and cycling routes, with Canal Fields and the surrounding Chiltern countryside also close by.

Berkhamsted's vibrant High Street is within easy reach, offering a fantastic selection of independent shops, cafés, restaurants, pubs and everyday amenities. Berkhamsted railway station is also conveniently close, providing regular services to London Euston, making this an excellent choice for commuters.

A superb combination of modern living, town convenience and beautiful canal-side surroundings.







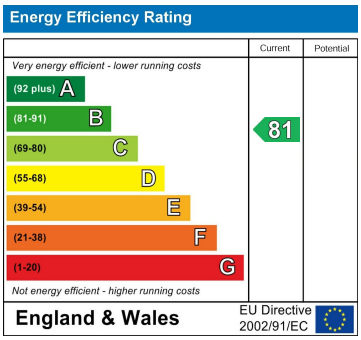
Leasehold Information

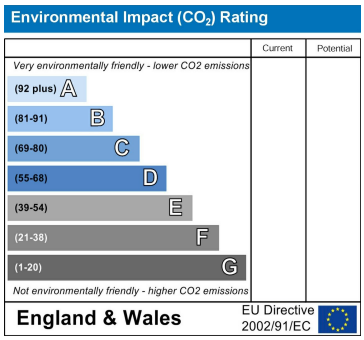
970 years remaining on the lease
Ground rent: Peppercorn
Maintenance charge: £6300 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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