



Lower Kings Road  
Berkhamsted

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## Offers In Excess Of £665,000

entrance hall | open-plan kitchen/dining/sitting room | upper floor landing | bedroom with ensuite shower | second bedroom | family shower room | lift access | allocated parking | communal garden

Situated in a prestigious canal-side development a few steps away from the station and just a short walk to the town centre, this beautifully-presented two bedroom duplex apartment offers light and airy accommodation with stunning views.

Occupying the third and fourth floor of a converted mill, access to this stunning apartment is via a communal entrance and lift (or stairs). An impressive 26' open-plan kitchen/dining and sitting room features french doors opening to a Juliet balcony, offering views of the canal. Contemporary kitchen cabinetry with breakfast bar comes with an integrated oven, hob, microwave, washing machine and dishwasher.

On the upper floor, the master bedroom benefits from an ensuite shower and french doors with Juliet balcony. 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 E (Dacorum).

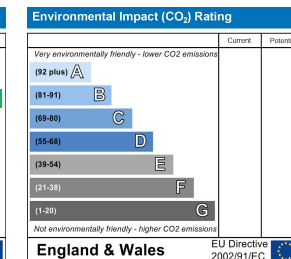
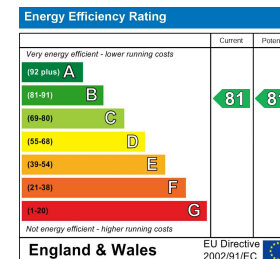
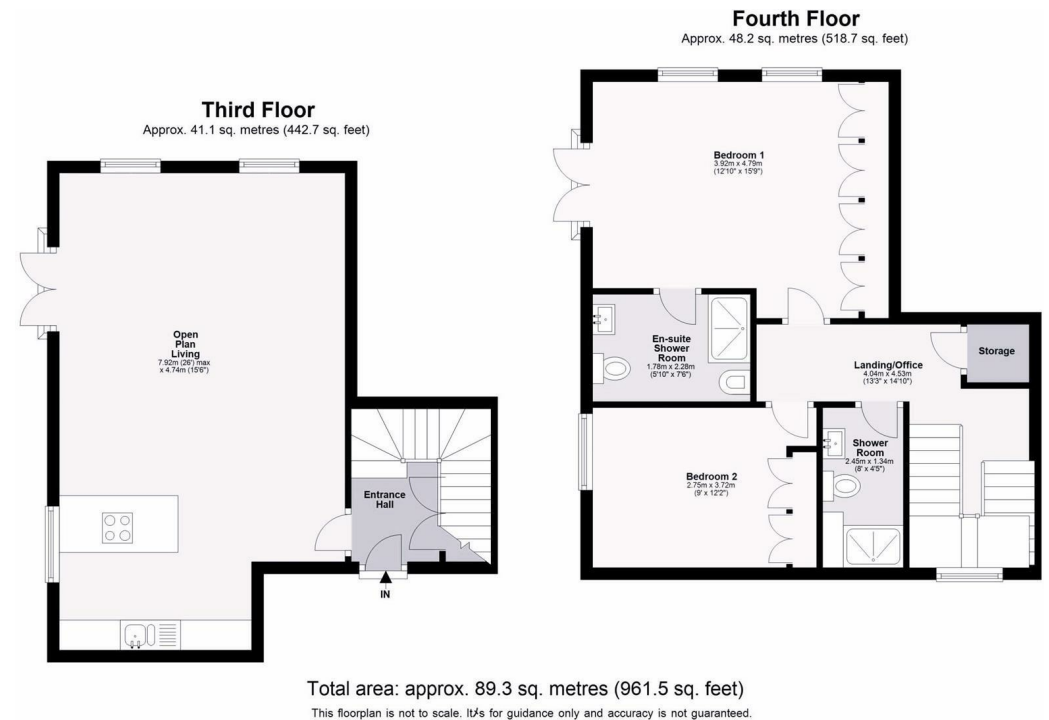
### Tenure

Share of freehold. Associated lease is 999 years from 2005. Service charge is £5,800/year (£2,900 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).

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