

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Secure Parking

 EPC Band D

Leasehold

Council Tax Band:  
E £2,848.24 (2025/2026)

Local Authority:  
Dacorum



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Lower Kings Road, Berkhamsted, Berkhamsted, HP4 2FN  
**Guide price of £625,000**

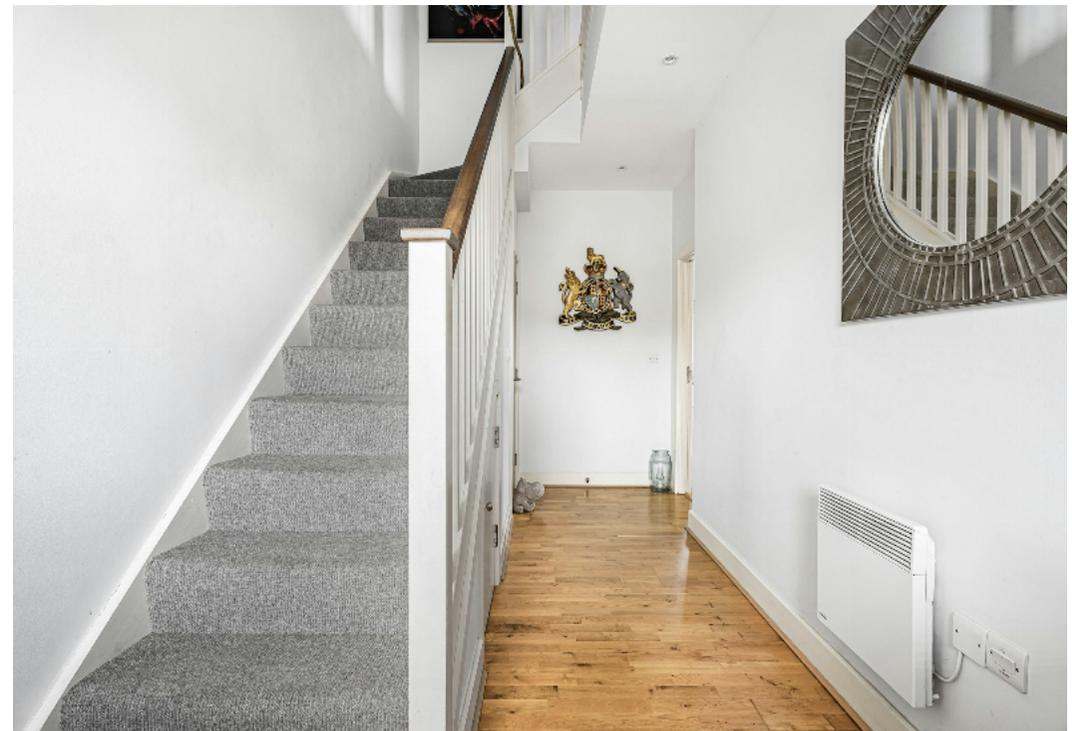
Beautifully presented duplex apartment, nearly 1000 sq ft, with stunning canal views.

### Description

This magnificent duplex apartment spans almost 1000 sq ft, offering stunning canal views and more space than most two-bed houses. The entrance hall features stairs to the upper floor and a cloaks cupboard, leading to the main living space. This spectacular, triple aspect, open-plan area is bathed in natural light with amazing views of the canal and park. The fully fitted kitchen/breakfast area includes integrated appliances and solid granite worktops. Upstairs, there are two double bedrooms. The principal bedroom boasts dual aspect windows and an en suite shower room, with an additional bathroom also on this floor. The property includes secure gated access to covered parking on the lower ground floor, near the communal entrance serviced by a lift. It is offered to market with no upper chain. Lease: 999 years from 2006, Service Charge: £6350 pa (Reviewed annually).

### Location

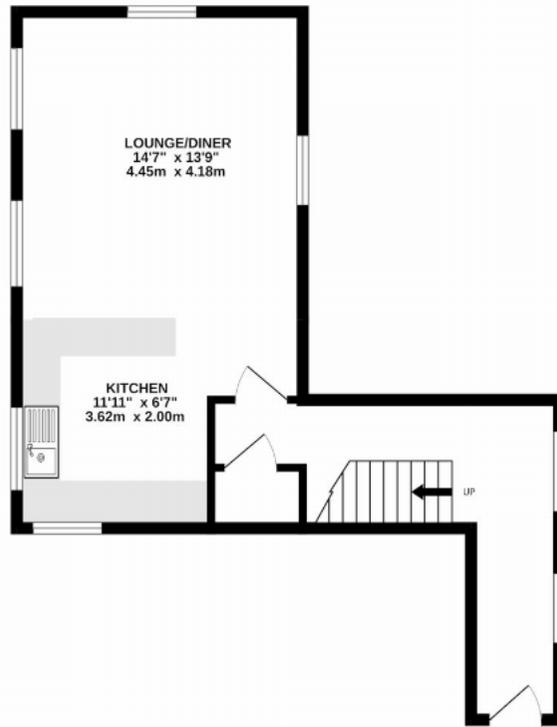
Nestled in a prime Berkhamsted spot, just steps from the High Street and station. Close to top schools like Berkhamsted School. Ideal for commuters, the A41 offers swift M25 access.



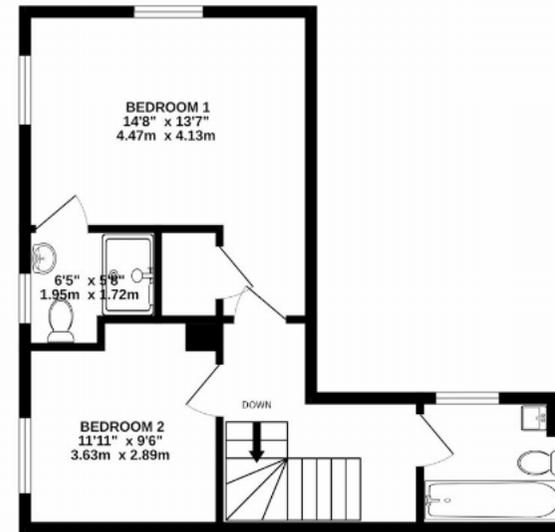
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 942sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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