



Castles

CASTLE MILL

Lower Kings Road, Berkhamsted, HP4 2FN

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£695,000
(Leasehold)

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CASTLES ESTATE AGENTS are delighted to offer to the market this superb luxury executive two-bedroom duplex apartment nestled in a prime location



As you step inside, you're greeted by a dual aspect living area adorned in a palette of serene, calming hues. The solid wood flooring adds warmth and character, creating an inviting space to relax or entertain. Throw open the patio doors to reveal a faux balcony, inviting the outdoors in and flooding the room with natural light. The modern fully fitted kitchen area, boasts high gloss off-white cabinets and an island/breakfast bar that seamlessly incorporates the hob. Whether you're whipping up culinary delights or enjoying a casual meal, this kitchen is as functional as it is stylish. Venture upstairs to discover the epitome of luxury living. The dual aspect master bedroom is a tranquil retreat, complete with a range of fitted wardrobes and patio doors leading to yet another faux balcony. Step into the ensuite shower room, a contemporary oasis adorned with stylish large oatmeal tiles, offering the perfect sanctuary to unwind after a long day. The second bedroom is equally impressive, featuring dual aspect windows and fitted wardrobes, providing ample storage space without compromising on style. The adjacent family shower room exudes modern elegance, fully tiled and designed with convenience and comfort in mind. Residents are treated to a host of exclusive amenities, including lift, underground parking for ultimate convenience and security, and access to EV electric charging.

Effortless access is guaranteed as Castle Mill enjoys a prime location overlooking the picturesque Berkhamsted canal, offering breathtaking views and a serene backdrop for leisurely strolls along the water's edge. Furthermore, its proximity to the vibrant town Centre and the nearby train station ensures unparalleled convenience, with seamless connections to London just a stone's throw away. In essence, Castle Mill represents the epitome of luxury living, where every moment is imbued with elegance.

Specifications

- 2 BEDROOMS
- 1 RECEPTION
- 2 BATHROOMS
- FIRST FLOOR DUPLEX APARTMENT
- RESIDENT PARKING
- TOWN LOCATION



This contemporary apartment promises a lifestyle of sophistication and comfort



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about to 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

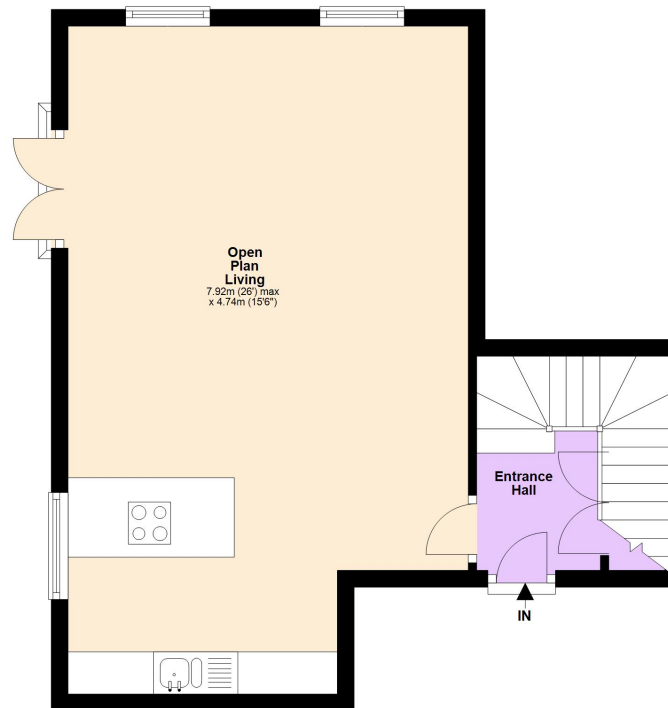
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Third Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Fourth Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



Total area: approx. 89.3 sq. metres (961.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Leasehold
Council Tax Band: E
EPC Rating: B

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