



REGENT
ESTATES

BANK MILL, BERKHAMSTED

£425,000 Leasehold

ACCOMMODATION

This stunning and contemporary apartment with a southerly outlook, boasts two double bedrooms and two bathrooms, along with a south facing balcony that overlooks a serene canal view. The property is situated within walking distance of the High Street, train station and local amenities.

The living room features french doors and opens onto the balcony. The separate kitchen benefits from a number of built in appliances.

Both bedrooms are generously sized, with the master bedroom featuring an en-suite shower room and befitting from fitted wardrobes. The bathrooms themselves are elegantly designed, with sleek fixtures and finishes that lend a contemporary feel to them.

The balcony offers a peaceful retreat from the hustle and bustle of daily routines. Overall, this apartment is ideal choice for anyone seeking luxurious and stylish living space in a prime location.

"Heron Place" is accessed via an electric five bar gate from Bank Mill, the communal garden is beautifully maintained with views over the canal and mainly laid to lawn. There is an allocated parking space for this property and a number of visitor parking bays, there is also a bike storage area.

Lease - 112 years remaining
Service charge - £2,067 pa
Ground Rent - £150.00 pa

LOCATION

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Costa Coffee among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston (in approximately 30 mins).

OUTSIDE

"Heron Place" is accessed via an electric five bar gate from Bank Mill, the communal garden is beautifully maintained with views over the canal and mainly laid to lawn. There is an allocated parking space for this property and a number of visitor parking bays, there is also a bike storage area.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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www.regent-estates.com



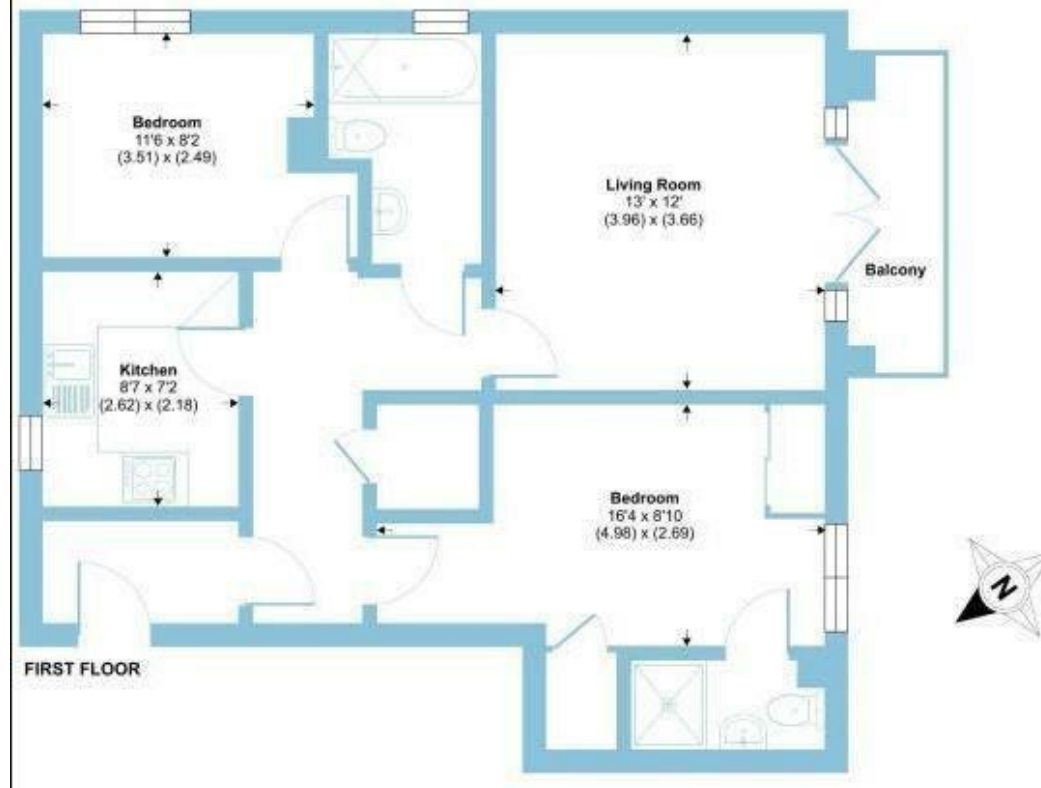




Bank Mill, Berkhamsted, HP4

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



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