



REGENT
ESTATES

OLD MILL GARDENS, BERKHAMSTED

£365,000 Leasehold

ACCOMMODATION

A rare opportunity to purchase a beautifully presented two bedroom ground floor apartment with direct access to the communal gardens and overlooks the Grand Union Canal. The property is situated within walking distance of both Berkhamsted mainline railway station and Berkhamsted High Street.

The property comprises entrance hall, a bright and spacious sitting room / dining room with access out onto the communal gardens, fully integrated kitchen, two bedrooms and a bathroom room. Outside there are beautifully tended communal gardens, residents parking and visitors` spaces. The property further benefits from double glazing throughout. An appointment to view is highly recommended.

Lease -154 years
Ground rent - £0
Service Charge - £2,274pa
Council Tax Band - C

LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Berkhamsted School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

OUTSIDE

Outside there are beautifully tended communal gardens.

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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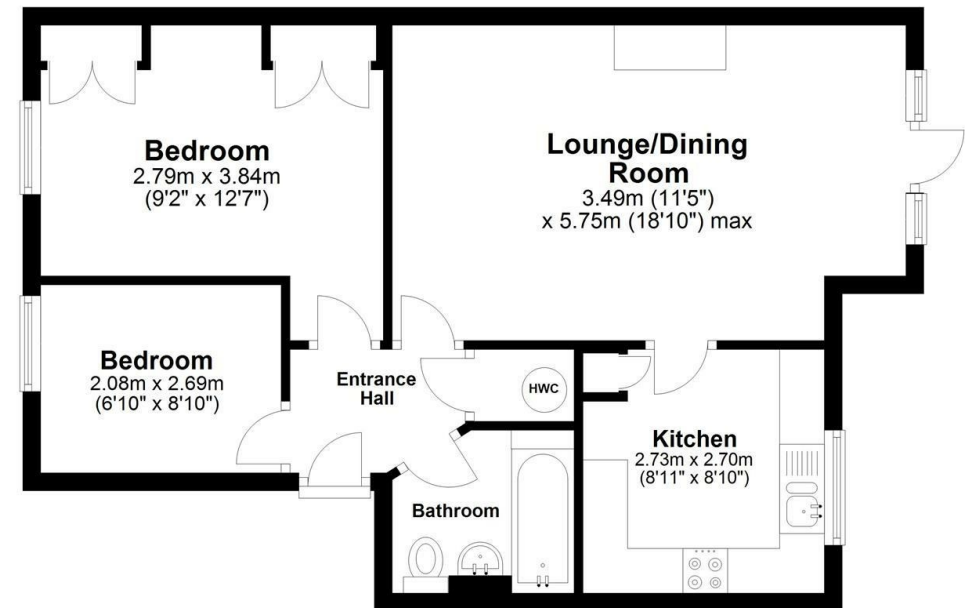






Floor Plan

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 52.7 sq. metres (567.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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