



CCV

FLATS
17-21

NO PARKING

REGENT
ESTATES

OLD MILL GARDENS, BERKHAMSTED

£270,000 Leasehold

ACCOMMODATION

Located on this sought after canal side development in the popular market town of Berkhamsted this well presented ground floor flat overlooking the canal is located at the end of the main high street and benefiting from residents off-street parking. No upper chain.

Accommodation:- Entrance hall, living/dining room, refitted kitchen with appliances, one double bedroom, bathroom.

Old Mill Gardens is a desirable purpose-built development set in well-maintained, lawned communal grounds. There is a shared parking area.

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band - C

Service Charge: £378.33 per quarter. Covers repairs and maintenance to communal areas, gardening, cleaning, bin hire etc.

Ground Rent: £0

Lease: 135 years

Berkhamsted is a historic and fashionable market town with a fine range of excellent shopping, sporting and educational facilities. The renowned Art Deco Rex Cinema is here as are an excellent range of restaurants and coffee shops. The property is conveniently situated for beautiful open countryside, excellent local schooling and the Main Line Railway Station serving London Euston.

LOCATION

OUTSIDE

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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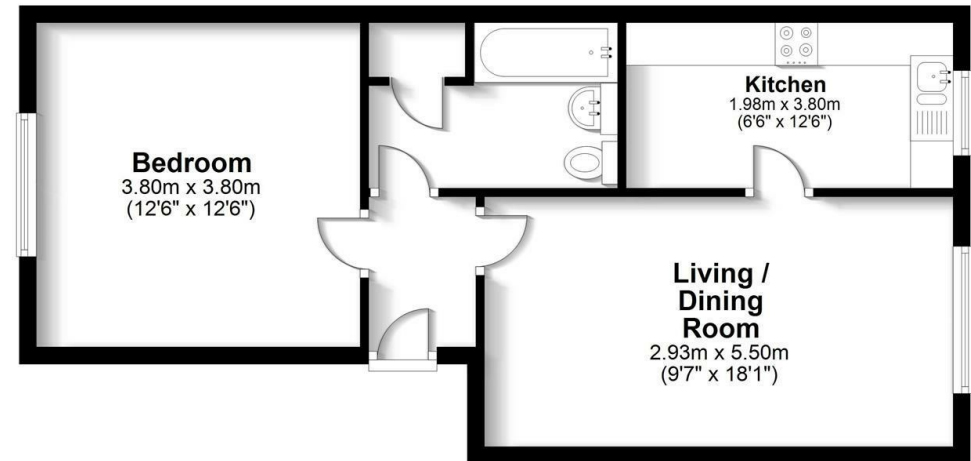






Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 47.4 sq. metres (510.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - ±
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