



REGENT  
ESTATES



# OLD MILL GARDENS, BERKHAMSTED

£295,000 Leasehold

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## ACCOMMODATION

A recently redecorated first floor apartment located within walking distance of Berkhamsted Town Centre and Station. Adjacent to the Grand Union Canal and enjoying attractive views across the town. The property benefits from a long lease, no upper chain, lawned communal grounds and residents parking.

Property comprises: entrance hall, living / dining room, kitchen, master bedroom, second bedroom, bathroom. Ideal for a first time buyer or investment purchaser.

Leasehold Tenure with 163 years remaining.  
Annual Ground Rent: £0.00  
Annual Service Charge: £2,274.07 per annum  
Council Tax Band C.

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

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## OUTSIDE

The property stands within well maintained communal gardens backing onto the Grand Union canal. There is ample parking, cycle rack and covered bin storage and recycle area.

General Information - Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

## 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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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

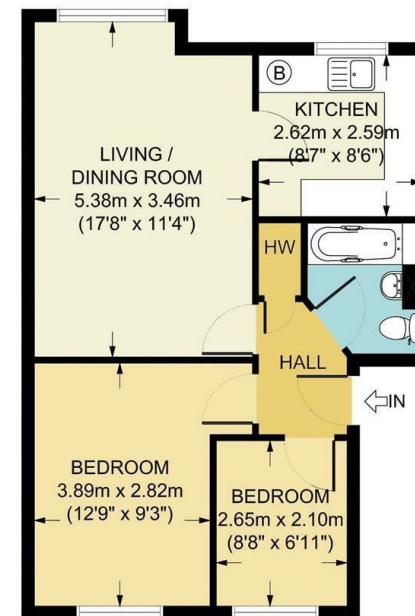
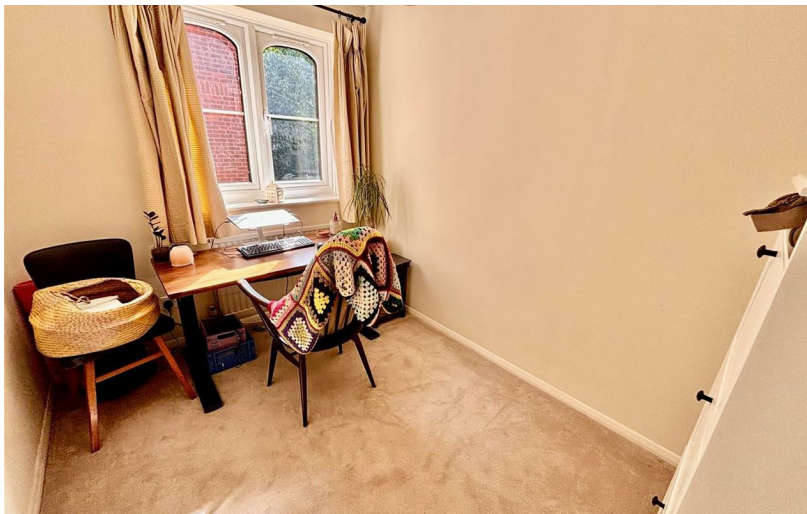
Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)











APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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