

Bank Mill
Berkhamsted

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Offers In Excess Of £350,000

entrance hall | kitchen | living/dining room | balcony | master bedroom with ensuite shower | second bedroom | family bathroom | communal gardens | allocated parking

A spacious two bedroom ground floor canal-side apartment offering allocated parking and a balcony with lovely views, situated in a purpose-built gated development.

A modern kitchen includes an oven, induction hob, fridge, dishwasher and washer/dryer. The separate living/dining room features french doors opening to a southwesterly facing balcony, and enjoys a lovely outlook towards the Grand Union canal.

A generous hallway provides access to the two bedrooms and the family bathroom. With excellent built-in storage and views of the canal, the master bedroom further benefits from an ensuite shower room. The second bedroom is also of a good-size.

Outside, attractively lawned and well maintained communal gardens slope down to the canal. Additionally, there is allocated parking for residents along with parking provision for visitors. An excellent array of amenities are within walking distance.

Services

Mains water, electricity and drainage. Council tax band D (Dacorum).

Tenure

Lease: expires 1st January 2135

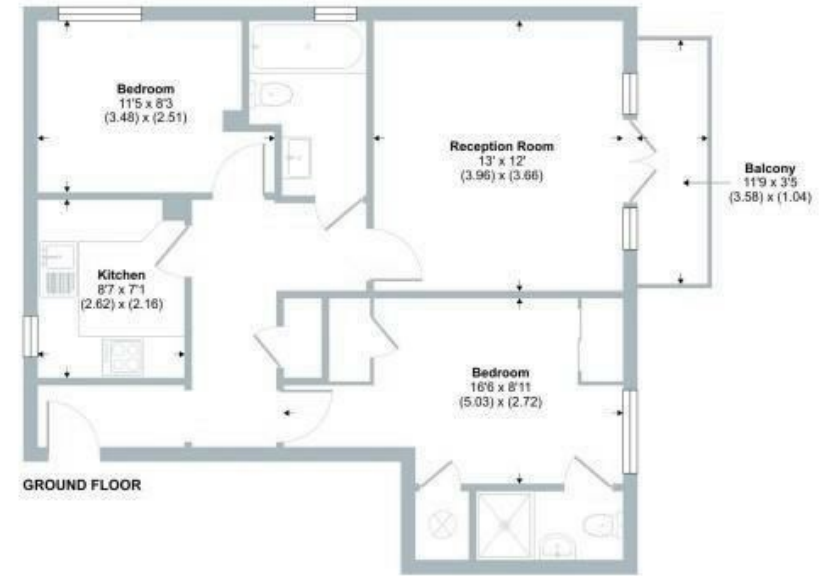
Service Charge: c. £2,221 per annum

Ground Rent: £250 per annum

Situation

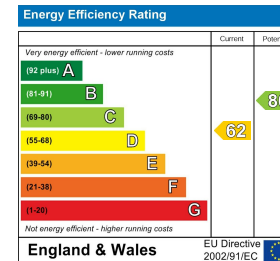
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Bank Mill, Berkhamsted, HP4

Approximate Area = 632 sq ft / 58.7 sq m
For identification only - Not to scale



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