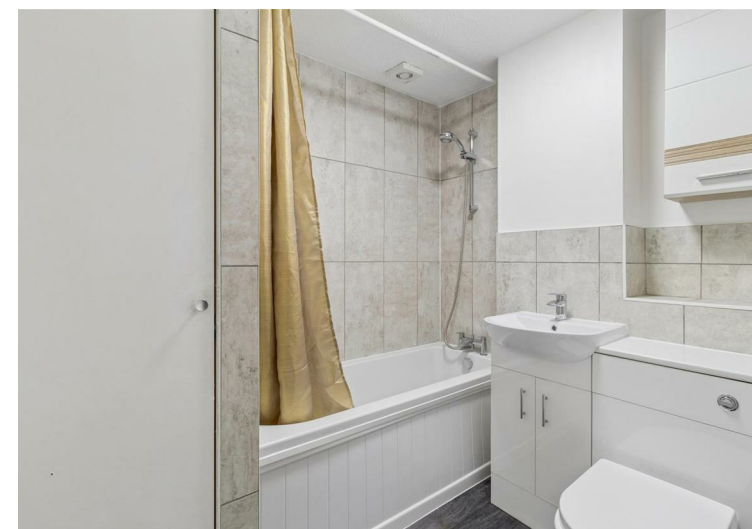
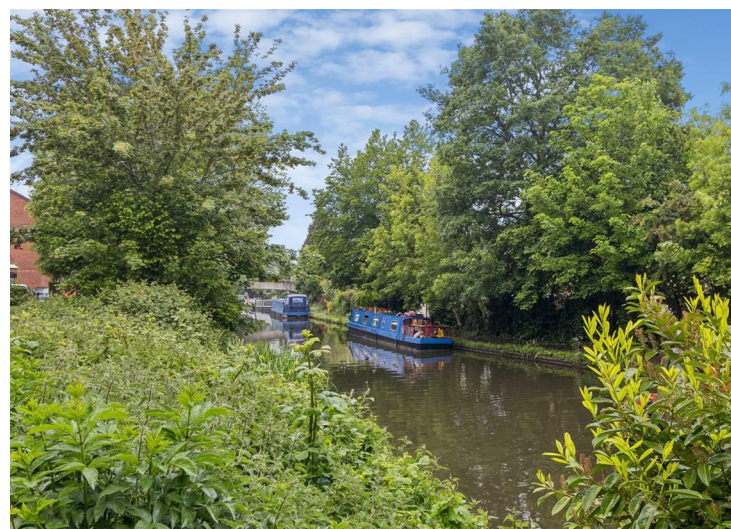




Old Mill Gardens
Berkhamsted

Old Mill Gardens

Berkhamsted

Offers In Excess Of £225,000

entrance hall | living room | kitchen | double bedroom | bathroom | parking | communal grounds

A modern apartment in this attractive canalside setting, conveniently situated for accessing the town centre and mainline station.

From the communal entrance, a private hallway provides access to all of the accommodation. The spacious sitting room enjoys superb views over the Grand Union Canal and offers ample space for a dining table, while the separate, well-appointed kitchen also benefits from a canal outlook. The property is completed by a generous double bedroom and a family bathroom.

Old Mill Gardens is a sought-after purpose-built development set within well-maintained communal grounds, with residents' parking available.

Services

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

Council tax band C (Dacorum).

Tenure

Leasehold

Service Charge: £412.96 per quarter

Ground Rent: N/A

Lease termination date: 2177

Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while 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.

Approximate Gross Internal Area = 43.2 sq m / 465 sq ft

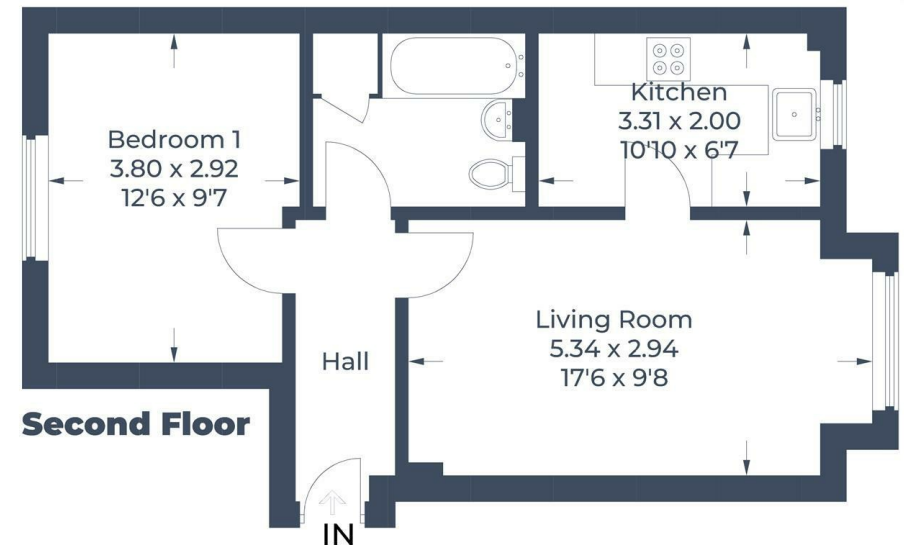


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
EU Directive 2002/91/EC		



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