



Castle Mill  
Berkhamsted

# Castle Mill

Berkhamsted

## Offers In Excess Of £720,000

entrance hall | lounge/dining room and kitchen | bedroom with ensuite shower room | second bedroom | family bathroom | private balcony | lift access | allocated parking

Situated in a highly admired canalside development just a few steps from the station, this superb two bedroom apartment offers light and airy accommodation with private balcony.

Access to the second floor is via a communal entrance and lift or stairs. A very generous open-plan reception features large windows with wide-reaching canal views. A glazed door gives access to the balcony. The kitchen area includes contemporary cabinetry with breakfast bar, and integrated oven, gas hob, fridge/freezer and dishwasher.

The two double bedrooms are located off the entrance hall. The master benefits from a modern ensuite shower room and patio doors opening on to the balcony. The second bedroom is served by the family bathroom.

Outside, the complex enjoys a pretty patio area alongside the Grand Union canal, and is excellently situated for accessing the mainline station and Berkhamsted's attractive High Street. There is also the benefit of covered parking, and option for EV charging.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

### Tenure

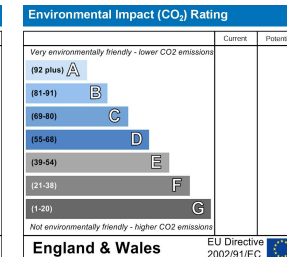
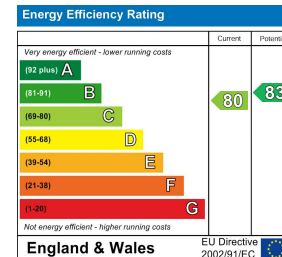
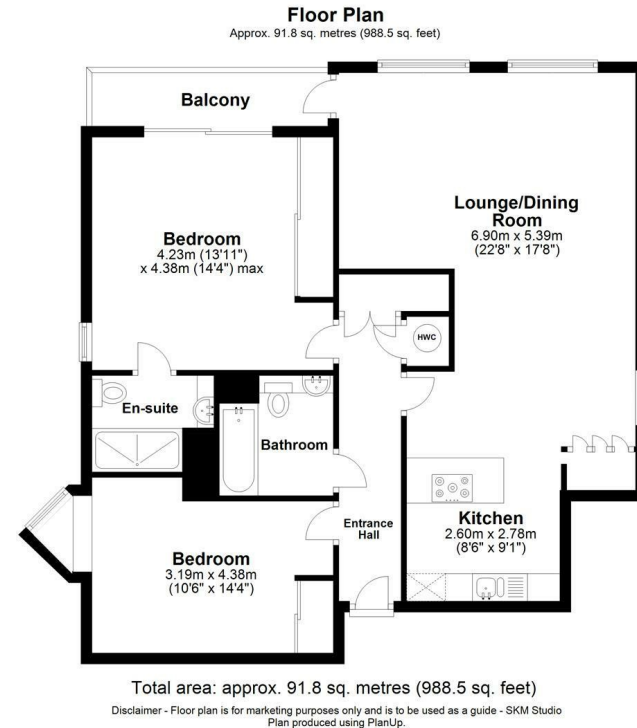
Lease: 999 years from 24/06/2005

Service charge: currently approx £4,000 per annum

### 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.



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