

51 Old Mill Gardens, Berkhamsted, HP4 2NZ Offers In Excess Of £300,000









NO UPPER CHAIN! A light and airy top 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 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 143 years remaining. Annual Ground Rent: £0.00. Annual Service Charge: £2084.84 Council Tax Band C.

Entrance Hall Living / Dining Room Kitchen **Master Bedroom Second Bedroom**

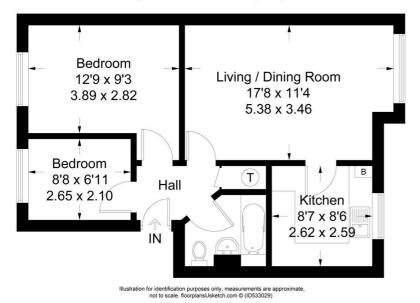
Bathroom

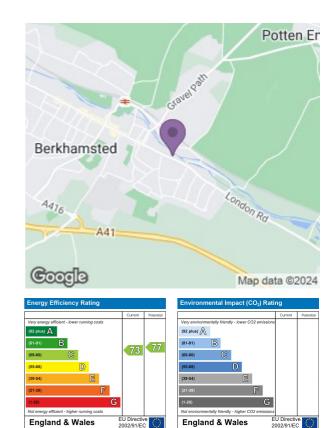
- NO UPPER CHAIN
- LONG LEASE
- CENTRAL LOCATION
- WALK TO TOWN AND STATION
- TWO BEDROOM APARTMENT
- RESIDENTS PARKING AND

COMMUNAL GROUNDS

Old Mill Gardens, Berkhamsted, HP4

Approximate Gross Internal Area = 549 sq ft / 51 sq m













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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