



## 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





