

# Old Mill Gardens

Berkhamsted

# Old Mill Gardens

Berkhamsted

## Offers In Excess Of £260,000

entrance hall | lounge/dining room | kitchen | double bedroom | shower room | parking | communal grounds

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

From the communal landing, a private entrance hall provides access to all of the accommodation. The generous lounge/dining room enjoys superb views of the Grand Union canal. A separate well-appointed kitchen also benefits from an outlook over the canal. Accommodation is completed by a good-sized double bedroom and a recently upgraded family shower room.

Old Mill Gardens is a desirable purpose-built development set in well-maintained, lawned communal grounds. There is a shared parking area.

### Services

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

### Tenure

Service Charge: £346.77 per quarter. Covers repairs and maintenance to communal areas, gardening, cleaning, bin hire etc.  
Ground Rent: £537.90 per annum  
Lease: 125 years from 2013

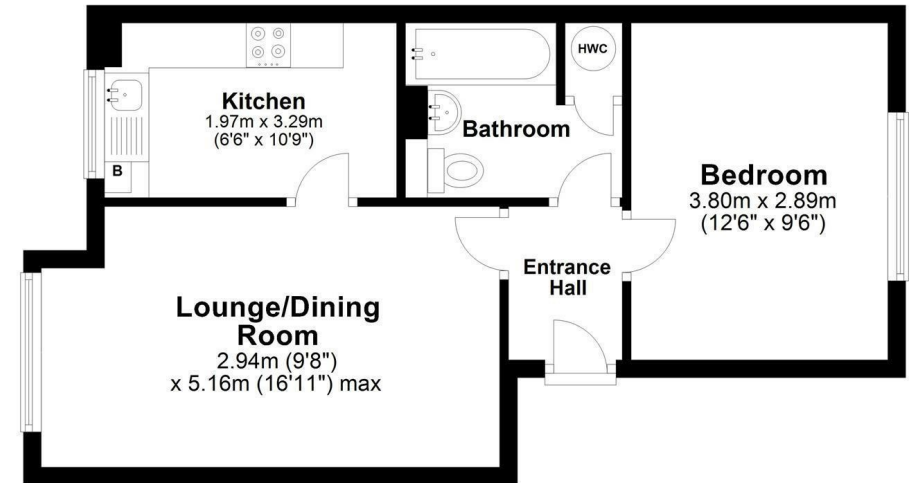
### Situation

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.

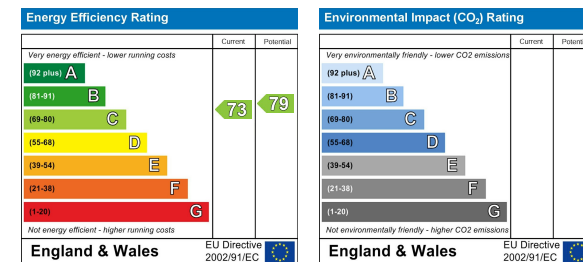
## Floor Plan

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 40.5 sq. metres (435.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using PlanUp.



Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

