



Old Mill Gardens

Berkhamsted, Hertfordshire HP4 2NZ



Canalside and close to town.

Positioned alongside the picturesque Grand Union Canal, this delightful one bedroom, top floor apartment enjoys a tranquil setting, while also benefiting from excellent access to local amenities.

Situated just 0.7 miles from Berkhamsted train station and close to a variety of shops, the property is perfect for those seeking a blend of peaceful surroundings and convenience.

Inside, the property includes a large sitting room with views over the canal, a fitted kitchen, bedroom with fitted wardrobes and a bathroom.

Combining comfort, practicality, and an enviable location, this property is a wonderful choice for professionals or first-time buyers looking to enjoy all that Berkhamsted has to offer

Charges and leasehold information

Ground Rent: £0 per annum

Service charge: £1,513.32 per annum

Lease: Expires 23 June 2177

Guide price: £240,000
Tenure: Leasehold



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

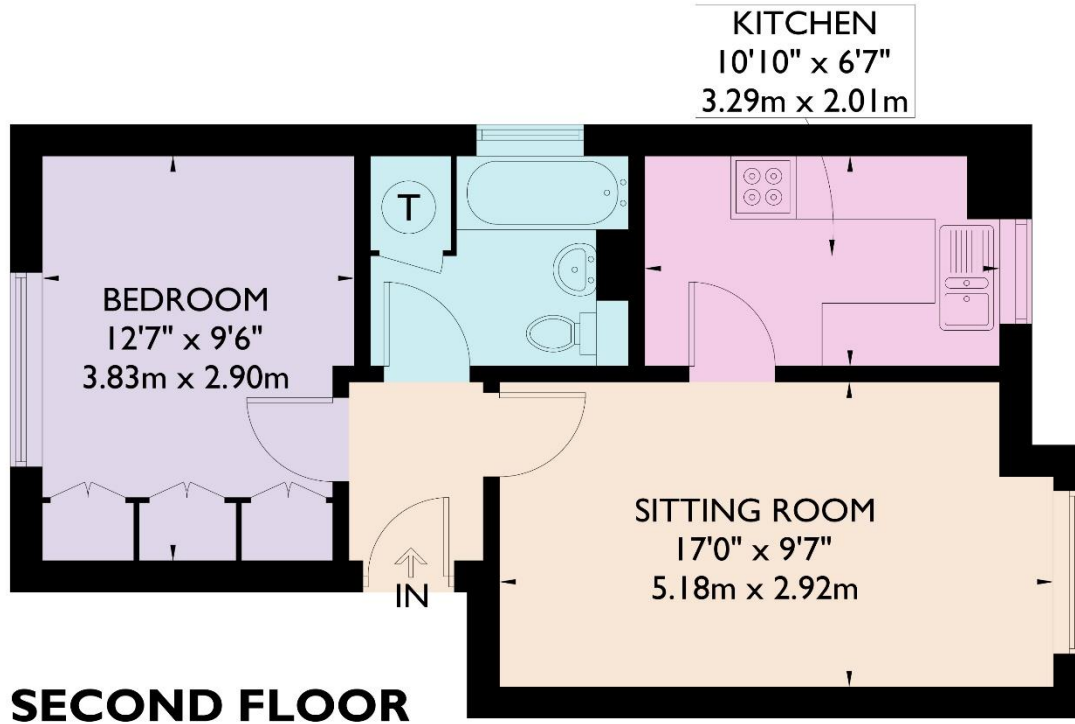
Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..

Every home tells a story

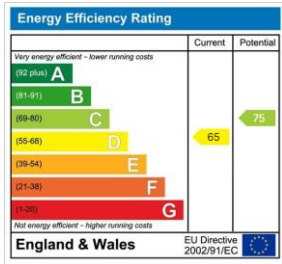
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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 441 SQ FT / 41 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: C

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