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45 Old Mill Gardens, Berkhamsted, HP4 2NZ

Asking Price £325,000 Leasehold



A recently refurbished, purpose-built, two bedroom, top floor apartment, with impressive views from all rooms over the Grand Union canal, situated within a small development, with parking, conveniently placed for the town centre amenities and the mainline station.

■ Spacious Double Aspect Sitting Room ■ Impressive Refitted Kitchen Overlooking Communal Gardens ■ Two Bedrooms and Refitted Bathroom ■ Gas Fired Central Heating to Radiators ■ Attractive and Well Maintained Gardens ■ uPVC Double Glazed Windows ■ Attractive Well Maintained Gardens ■ Residents' Parking ■ All Rooms with Views over the Grand Union Canal ■ Short Level Walk to the Town Centre Amenities

DESCRIPTION

The main accommodation includes a spacious dual aspect sitting room, which enjoys views over the communal gardens and the Grand Union canal.

Directly off this room is the impressive, spacious refurbished kitchen. The kitchen comprises modern, contemporary style eye and base level units with contrasting work surfaces and integrated appliances, including a fridge, freezer, electric oven, hob and canopy above. There is also plumbing and space for an automatic washing machine and a dishwasher.

The main bedroom is a very good size and is situated towards the rear of the property and also has impressive views over the canal.

Adjacent to this room is the second bedroom and bathroom. This in turn comprises of a recently fitted panel enclosed bath with electric shower above, pedestal wash hand basin and low level WC (all with chrome fittings).

The property generally has spacious rooms throughout, with uPVC double glazed windows, gas fired central heating to radiators and attractive white painted panel doors.





OUTSIDE

Externally there are attractive communal gardens and residents parking and the development is situated a short walk from the town centre amenities which includes the main line railway station.

It is our opinion that the property could ideally suit a downsizer, first time buyer or an investor due to the practicalities of the property and the convenient location.

GENERAL INFORMATION

Lease: 161 years.

Service Charge: £1,549.10 (from 01/04/17 to 31/03/18).

Ground Rent: TBA.

(NB – The General Information has been supplied by the vendor - please have this information verified by your solicitor if you wish to proceed to purchase).

Every effort has been made to ensure that all information provided within the particulars of sale are accurate, however, you are best advised to gain further verification from your solicitor if you wish to proceed to purchase.

SERVICES

All mains services provided.

DIRECTIONS

From the central cross roads in Berkhamsted, proceed in an easterly direction down the High Street, continuing straight over the roundabout at the junction of Swing Gate Lane and Old Mill Gardens is a short distance down on the left hand side. After turning into the development, bear right and the property is just along on the left hand side.

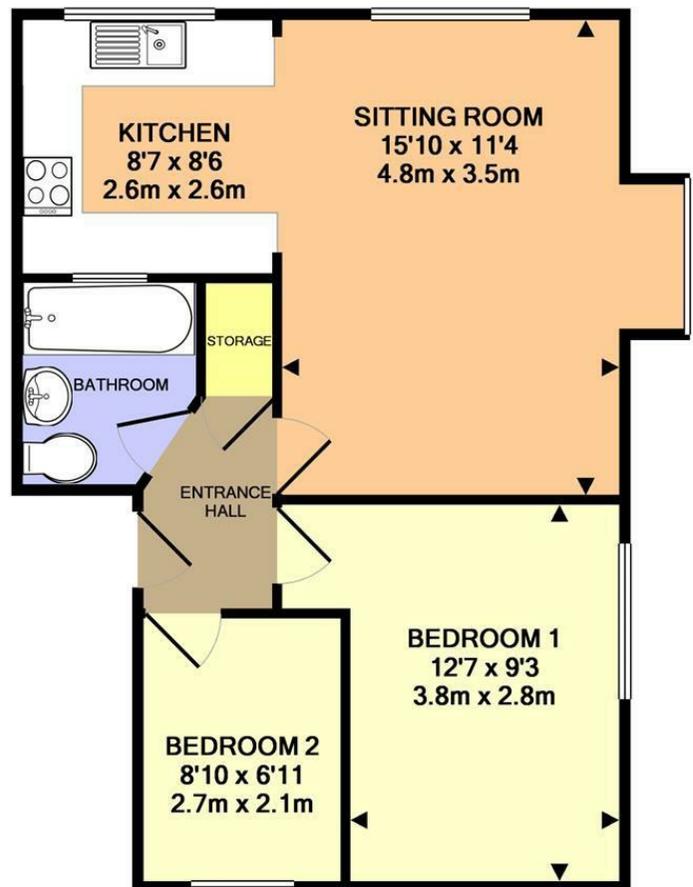
LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH
Tel: 01442 228000

Council Tax Band: C

PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



OLD MILL GARDENS, BERKHAMSTED HP4 2NZ
TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

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VIEWING

Strictly by appointment with Aitchisons

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IMPORTANT NOTICE

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating C

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