



REGENT  
ESTATES

# BANK MILL, BERKHAMSTED

£320,000 Leasehold

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## ACCOMMODATION

Viewings from 17th September 2020! Rare to the market is this superb canal side apartment situated in a gated development within easy access of the town and station. NO UPPER CHAIN!

Built in 2011, this top floor apartment offers contemporary living space with features including vaulted ceiling, spacious, light infused accommodation, communal grounds overlooking the Grand Union Canal and secure allocated parking. Communal entrance with entry phone system leads into the lobby with stairs to the top floor. The front door leads to a reception hall with cloakroom and entry into the open plan lounge/kitchen with vaulted ceiling and individually designed fitted kitchen with integrated appliances. From the hallway doors lead to the bedroom with en-suite bathroom. A unique addition to this apartment is a 9' x 9' space (which does not have a window) and is currently being used as a study.

## LOCATION

Berkhamsted is a vibrant town with a cosmopolitan mix of shops restaurants and bars and the renowned Collegiate School. It nestles in a valley of the Chiltern Hills with excellent rail links to London Euston (approximately 30 minutes). The A41 bypass provides easy access to junction 20 of the M25, the M1, Heathrow and Luton Airports.

### Directions

From our office, proceed East along the High Street. Go straight over at both mini roundabouts and then take the second turn left into Bank Mill. Follow this road and proceed over the bridge, Heron Place will be found directly ahead.

## OUTSIDE

The grounds are a special feature of this property with secure gated access into the parking area where number 16 has an allocated space. There is also visitor parking bays. Pleasant walled communal gardens back onto the Grand Union Canal.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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**APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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