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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN THE REGION OF £220,000

# Berkhamsted

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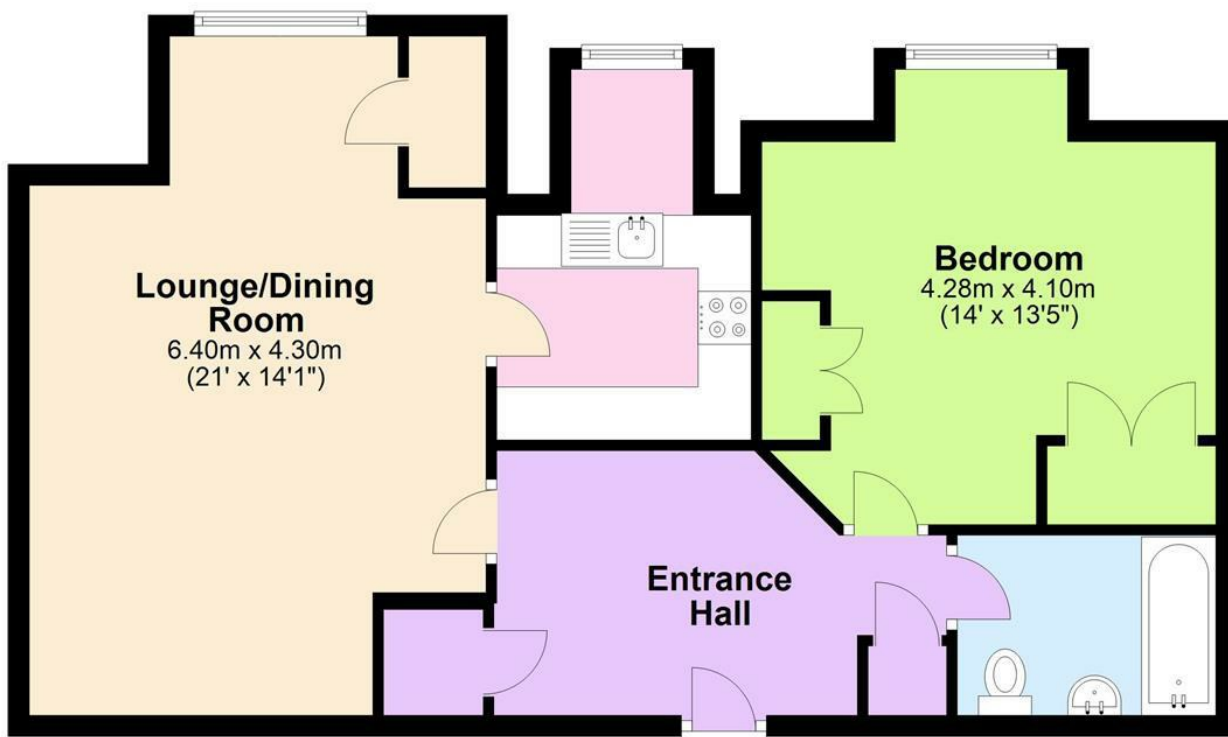
\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\* A wonderful top floor retirement apartment with lift access from the ground floor and presented in immaculate decorative order and boasting wonderful communal gardens, community reception room and underground parking.



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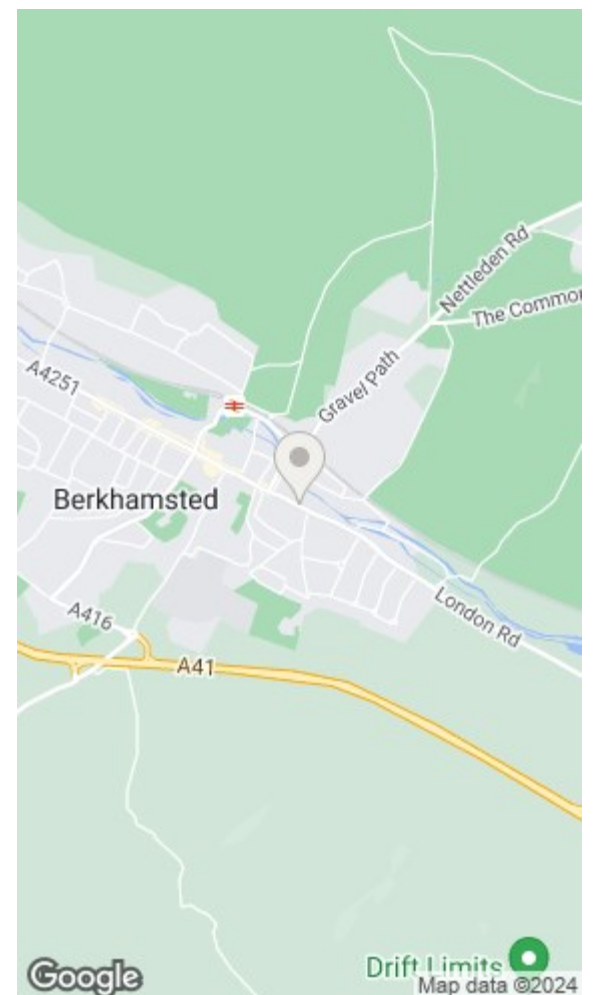
## Second Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	81		

England & Wales EU Directive 2002/91/EC





A stones throw from the bustling Berkhamsted High Street and presented in immaculate decorative order.



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#### The Apartment

The very well presented accommodation includes a well set out sitting room and dining area. It is directly adjacent to the kitchen, which comprises of modern eye and base level units with integrated appliances, including a fridge, freezer, fan-assisted electric oven with ceramic hob and canopy above and a microwave oven.

The bedroom is bright and airy with two double wardrobes. The bathroom comprises of a panel enclosed bath with shower over, vanity wash hand basin and concealed cistern WC (all with chrome fittings), inset mirror with down lighting, fully tiled walls and a heated towel rail.

The property also benefits from efficient electric heating and hot water, sealed unit timber frame double glazed windows, cornice ceiling and attractive white painted panel doors. It also has a care-line 24 hour emergency call system.

**Private Community Spaces For Residents**  
Directly off the communal hallway, on the ground floor, is access to a superb residents' lounge with attached kitchen and library area, which in turn has doors leading directly out to a southerly facing courtyard-style garden, which has a number of areas of well maintained raised beds, as well as various vantage points to enjoy it from. Gilhams Court also has a laundry room and a guest suite, for visitors, which has an en suite, and is chargeable at just £20.00 per night. There are also security cameras to main entrances, recharging facilities for battery cars and assisted living lifestyle options. All communal areas are fully heated and sumptuously carpeted and there is an Estate Manager's office.

Should a resident be a car-owner, there is access to an underground garage, which has generous parking. In addition to this, the second block of Gilhams Court also has parking outside.

**Lease Information**  
Lease Details: 125 years from 01/09/2005  
Service Charge: £3,200 pa Ground Rent: £400 pa

Services - Mains water, drainage and electricity.

Council Tax  
Council Tax Band: C £1,780.31

#### The Location

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country!

#### Berkhamsted Town

Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

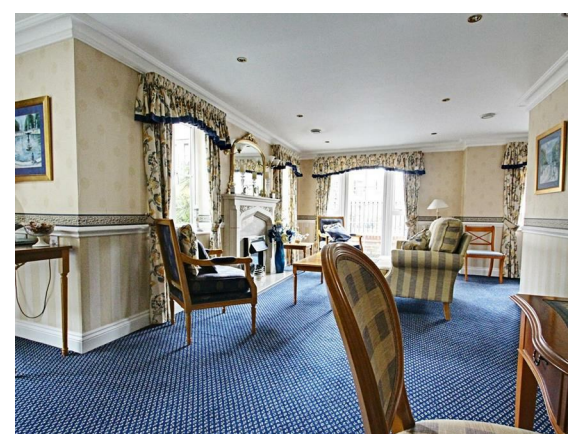
#### Transport Links

Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

#### Agents Information For Buyers

Please be aware, that should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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