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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 EXCESS OF £350,000

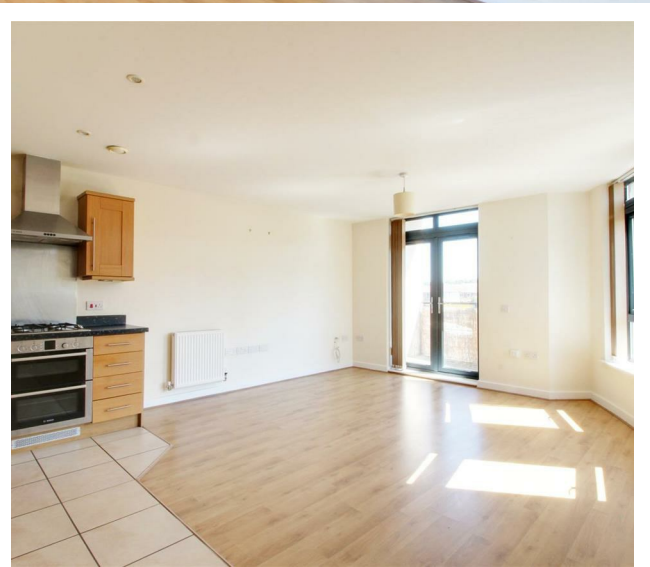
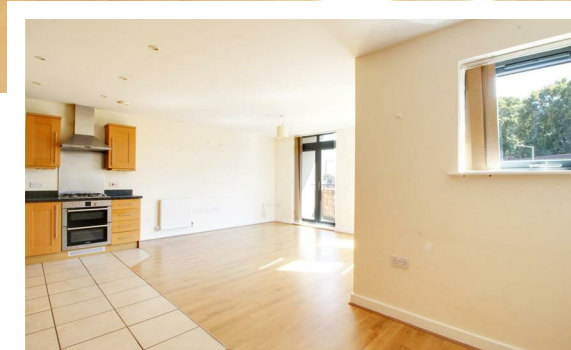


# Berkhamsted

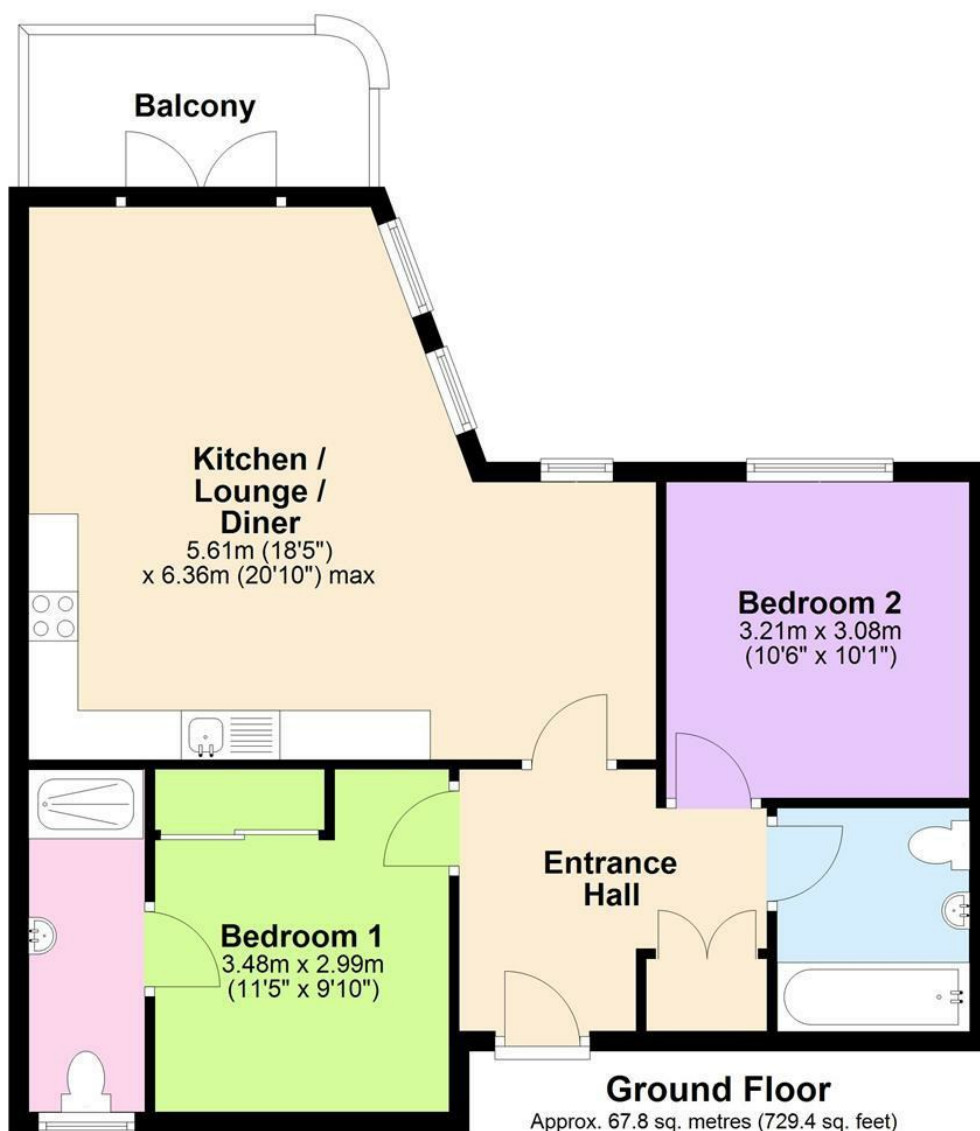
OFFERS IN EXCESS OF

£350,000

Located on the edge of Berkhamsted High Street and offered for sale with no upper chain and boasting two double bedrooms, a dual aspect living room, separate dining area and good size fitted kitchen space all within walking distance of the towns amenities and train station.

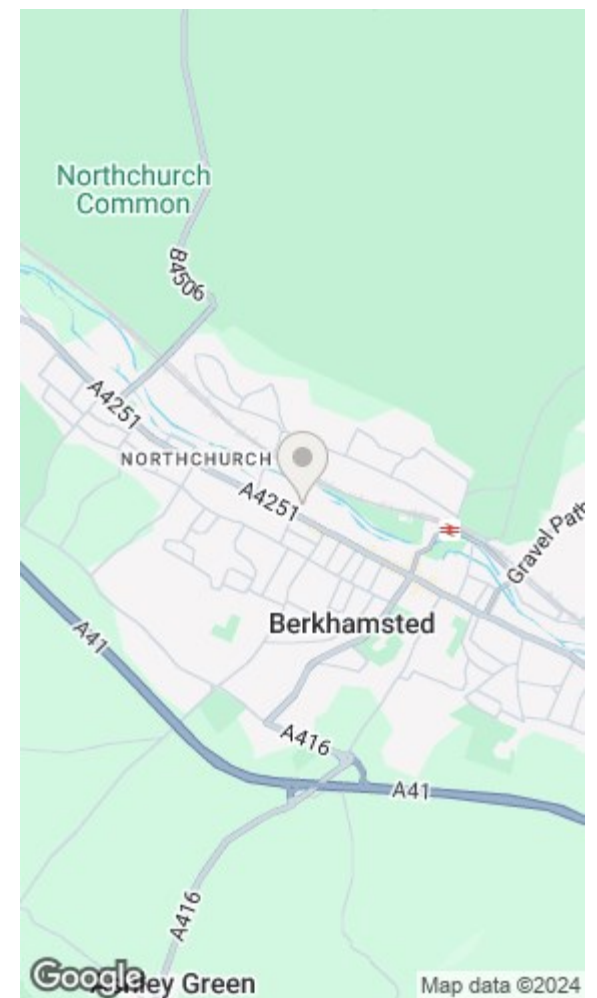


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Total area: approx. 67.8 sq. metres (729.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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

Energy Efficiency Rating: 81 (Current), 81 (Potential). Scale: A (92 plus) to G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus) to G (1-20). Scale: A (92 plus) to G (1-20).









A wonderful, light and airy apartment just on the edge of the High Street so excellent striking distance to amenities.



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#### The Apartment

The inviting entrance hall provides access to all rooms, one of the many features of this executive apartment is the spacious open plan sitting/ dining and kitchen area with french doors opening on to a southerly facing balcony . Both bedrooms are generously proportioned and designed for double beds, the master bedroom benefits from both an en-suite shower room and fitted wardrobes, with French doors opening on to a second balcony providing a wonderful and peaceful area to simply relax and enjoy the rooftop views.

The apartment benefits from a long lease, making it an ideal first time purchase, or as an addition to an investment portfolio. The High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins is a short walk away, and on your door step you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the recently restored Art Deco Rex cinema.

#### Lease Information

Current lease length: 133 years remaining  
Service charge: Approx £1,600 p/a  
Ground rent: Approx £400 p/a

#### The Location

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

#### Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

#### Agents Information For Buyers

Please be aware, 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 bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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