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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



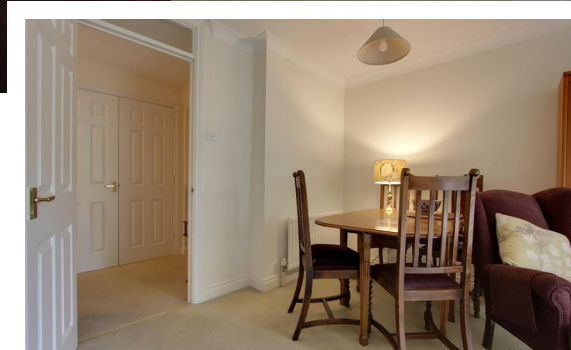
Berkhamsted
OFFERS IN EXCESS OF £385,000

Berkhamsted

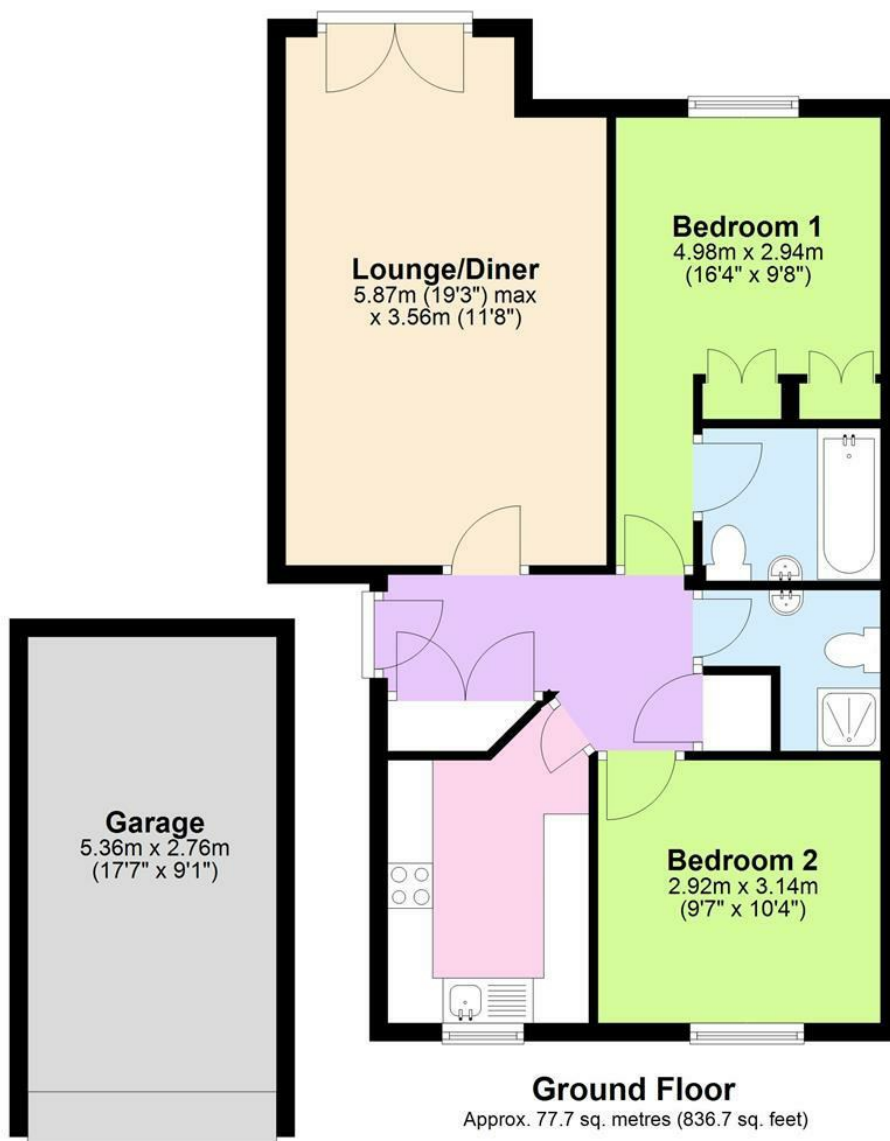
OFFERS IN EXCESS OF

£385,000

Located just a stone's throw from both the bustling High Street and mainline Train station serving London Euston in approximately 30 minutes. A wonderful first floor apartment with two bathrooms, two bedrooms and the benefit of garage and parking, with the added advantage of share of freehold. An internal inspection is essential to appreciate this lovely property.

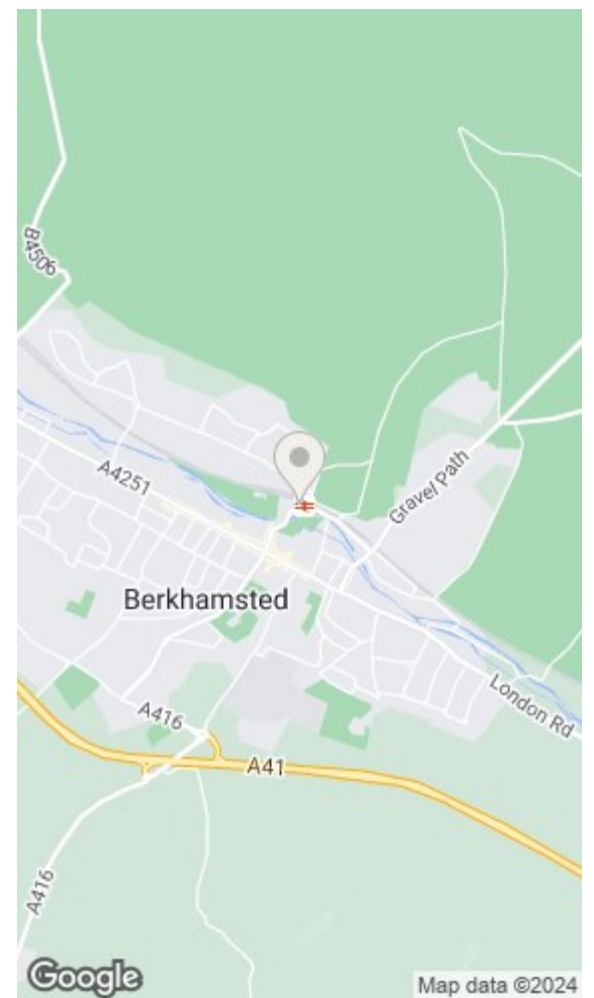


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Total area: approx. 77.7 sq. metres (836.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A stylish apartment in a sought after and select development ideally positioned for the amenities of the town.



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The Apartment
Upon entering the apartment, you are greeted by a spacious and welcoming entrance hall, setting the tone for the rest of the property. The living and dining area is particularly impressive and creates a comfortable and inviting space for both relaxation and entertainment. With its balanced proportions and natural light streaming through the windows, this area creates a welcoming and pleasant place to come home to and unwind.

The apartment features a modern re-fitted 'Howdens' kitchen, equipped with good-quality fixtures and fittings. The sleek and sensible design and contemporary appliances-integrated electric oven, gas hob and extractor - make it a pleasure to cook in.

Both bedrooms within the property are double-sized, offering plenty of space and comfort. The principal bedroom benefits from the convenience of an ensuite bathroom. Whether you require an additional bedroom for guests, or a home office, the second bedroom offers versatility to suit your needs. Next door to the second bedroom is a fitted shower room which also has a wc and wash basin.

One of the notable advantages of this property is its own garage and parking space, ensuring hassle-free parking arrangements. For further convenience, there is also visitors parking available on-site. Furthermore, the apartment boasts a refitted boiler, and a fantastic EPC Rating of a C guaranteeing efficient and cost-effective heating, which enhances the overall comfort and functionality of the property. Greenes Court presents an excellent opportunity to enjoy modern living in a sought-after location. With its central position proximity to transport links, and easy access to local amenities, this apartment offers a desirable lifestyle in the vibrant town of Berkhamsted.

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 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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