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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 OVER £350,000

Berkhamsted

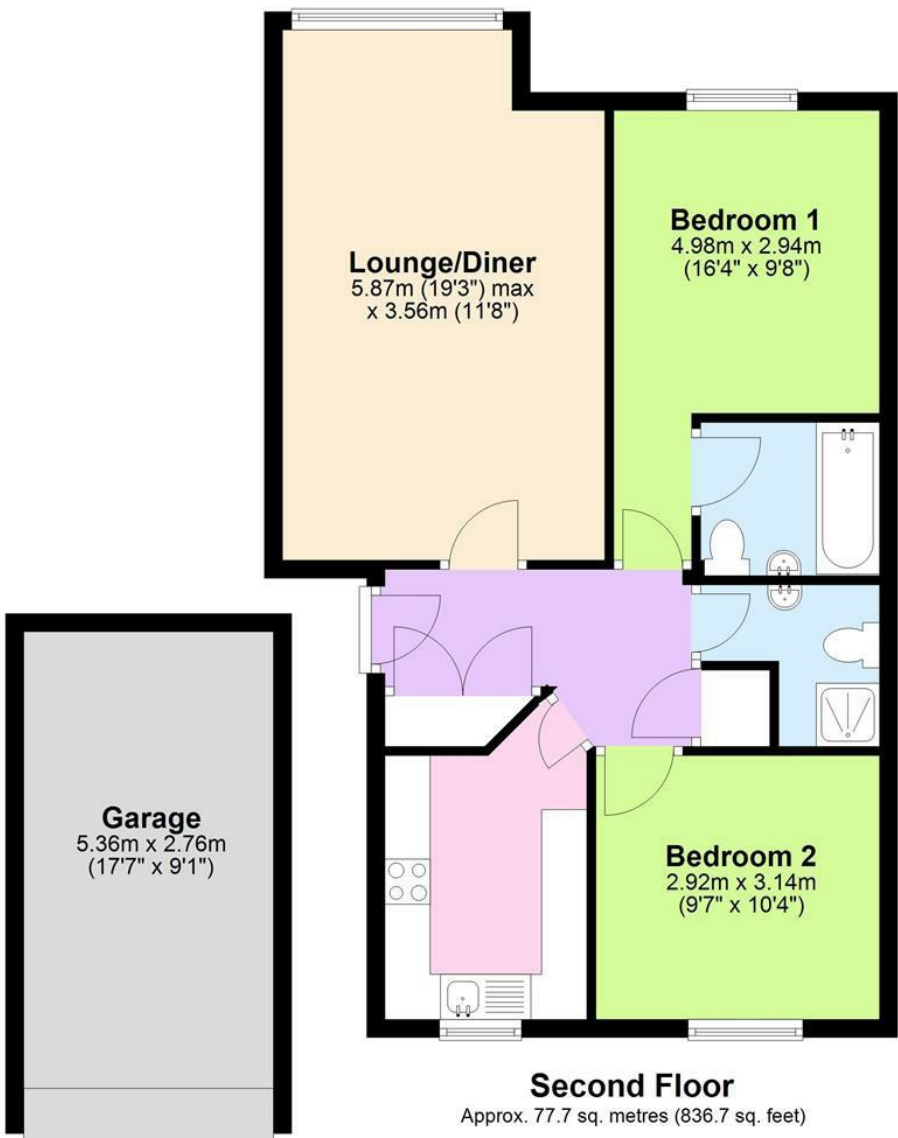
OFFERS OVER

£350,000

Ideally positioned for easy access to both the Station and High Street of the bustling market town of Berkhamsted is this lovely top floor apartment. Boasting excellent communal ground, a garage and two double bedrooms, the apartment is sold with no upper chain and vacant possession. Ideal buy to let with estimated rental income of £1,700pcm.

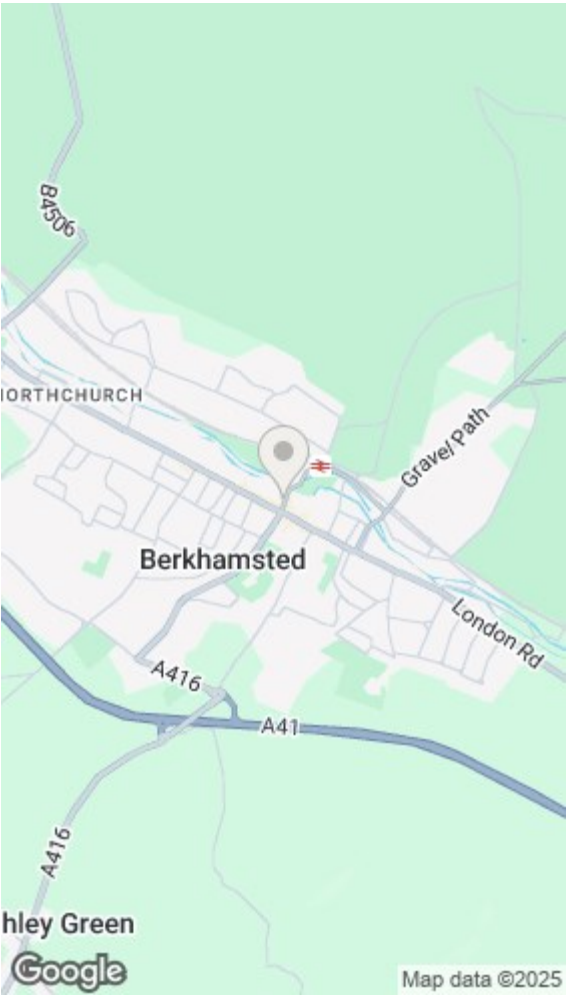


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Total area: approx. 77.7 sq. metres (836.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 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	





Offered for sale with no upper chain and vacant possession. A peaceful setting in the heart of the town.



The Property

Since this superbly located two bedroom, two bathroom apartment is offered with no upper chain, you could soon be the proud owner of a property in highly sought-after Greenes Court, where properties rarely come up for sale.

As well as a garage, allocated parking, long lease and share of freehold, it has so much more to offer, whether you're a first time buyer, a downsizer, an investor, a commuter, or someone who needs a worry-free 'lock up and go'.

It is light and bright, with characterful eaves ceilings, a separate kitchen (a rare find in apartments these days) and a spacious lounge/diner that overlooks the manicured communal gardens and canal beyond.

Both bedrooms are doubles, and the master has fitted wardrobes and an en-suite bathroom, while there is a separate shower room for guests.

Add to that its close proximity to the town centre and mainline train station - you could probably go from flat to platform in 5 minutes - this property is a shrewd investment, whatever type of buyer you are.

Lease Information

TENURE:

Leasehold (term: 996 years from 13 May 2015). Prospective buyers may also wish to note the property is also sold with a share of Greenes Court Management Company Ltd., the company which owns the Freehold of the development.

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 directly opposite the property, 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.

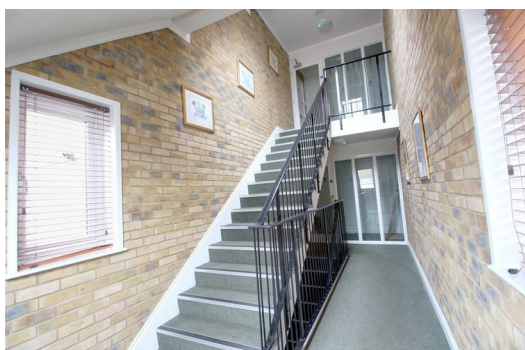
Transport Links

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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