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Temptation comes in many forms...



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Berkhamsted

OFFERS IN EXCESS OF £800,000

Berkhamsted

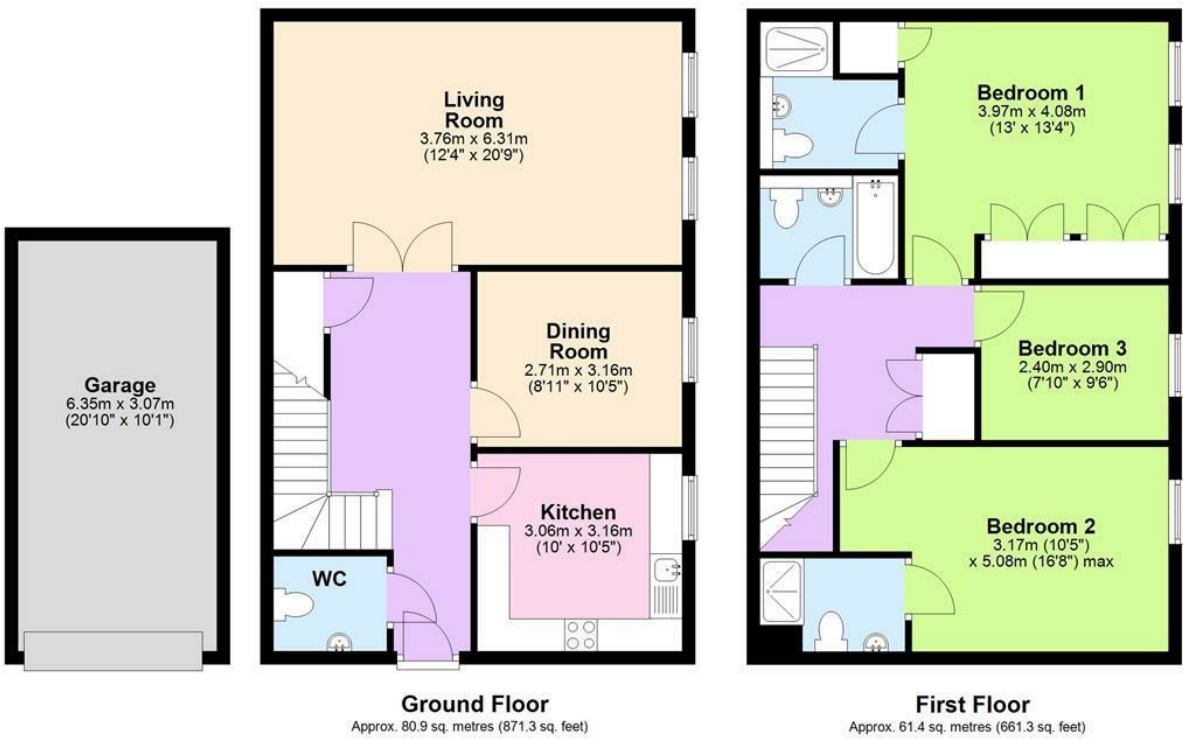
OFFERS IN EXCESS OF

£800,000

A simply stunning two storey property positioned within this landmark Berkhamsted development in the heart of the very town only moments walk from both the High Street and mainline train station yet providing a peaceful and tranquil setting. Boasting the advantage of a private garage 3 bedrooms and 3 bathrooms.



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Total area: approx. 142.4 sq. metres (1532.6 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			(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	





A rare chance to purchase a wonderfully centrally located property offered for sale in immaculate decorative order.



The Property
Situating in a luxury gated development right in the heart of the town, this superb ground and first floor duplex offers spacious accommodation plus garage with power and lighting and parking.

Access is via a communal entrance leading into a private hallway. There is a generous living room, a separate study/dining room, and a modern kitchen/breakfast room. A convenient cloaks/WC completes the accommodation on the ground floor. In addition there is a walk in cupboard/storage under the stairs.

The first floor includes two double bedrooms, both benefitting from ensuite showers. A third good-sized bedroom which can also accommodate a double bed, is served by the family bathroom. Access to a boarded loft.

This prestigious courtyard complex enjoys a town centre location and beautifully maintained communal grounds including a striking water feature. The property comes with a garage which has power and lighting.

The Lease & Council Tax
Council tax band F (Dacorum).

Lease: 125 years from 01/05/2002
Service Charge: £3,334.06 per annum
Ground Rent: £420.00 per annum

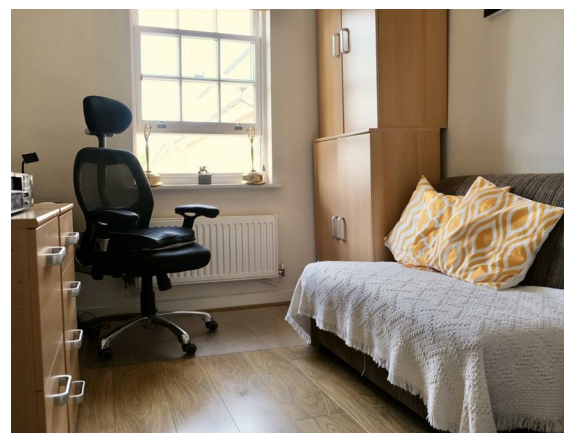
The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll 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.

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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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