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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  
£545,000

Berkhamsted

£545,000

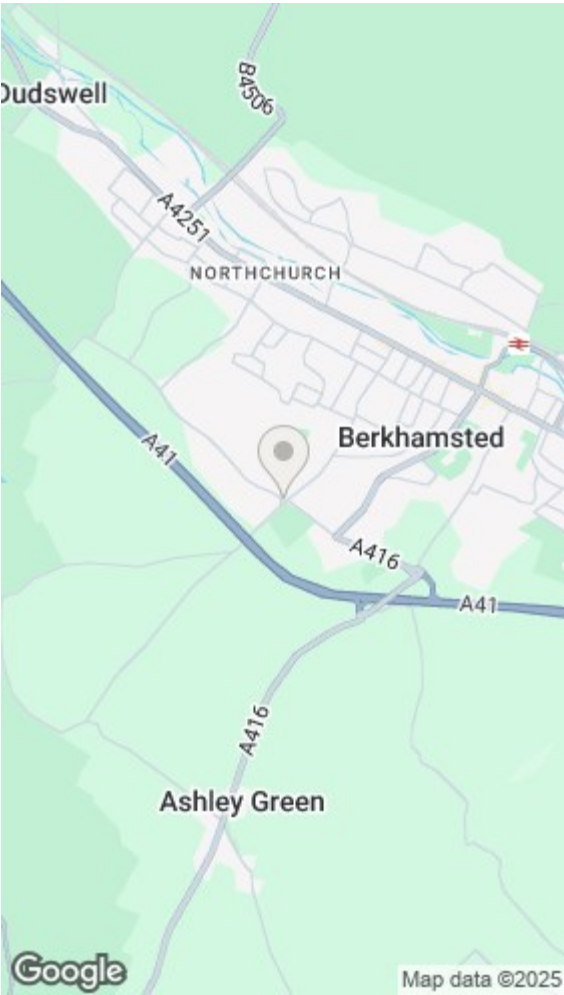
\*\*\*HURRY 65% ALREADY RESERVED - £10,000 INCENTIVE TOWARDS YOUR MOVING COSTS\*\*\*Plot 14 is a spacious first floor, two bedroom, two bathroom apartment, with a generous living space and private south facing balcony. . A collection of 17 very special apartments. Apartments like this and in this area do not come to the market very often, so bringing these new homes to the market is going to allow you to purchase a new home in a truly beautiful town and to enjoy the surrounding countryside. The site is a 20-minute walk to Berkhamsted train station that has links to central London in approximately 30 minutes.



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PLOT 14

TOTAL AREA: 68.5 sq metres (737.6 sq feet) approx



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





KNIGHTSWOOD MANSION HAS BEEN CREATED JUST FOR YOU

The external appearance of the building is that of an exquisite stately home with textured bespoke brick and the installation of hand-crafted brick details giving the building a timeless appeal. The mature boundary trees and shrubs have been retained where possible to ensure the grounds are well screened by these impressive trees and established vegetation. The courtyard has carefully been designed with benches, planters, and Cotswold cream shingle to retain the Georgian feel with a modern twist. There is plenty of communal space to enjoy. All the apartments come with their own car parking space located within the underground basement parking facility, which also houses plenty of bike racks. There is also visitor and disabled parking provided within the grounds. There is a high level of sophistication within Knightswood Mansion, including two passenger lifts that service both wings of the development.

The CARM group has built Knightswood Mansion using traditional methods and craftsmanship featuring brick, block and cavity construction. The floors are constructed with concrete, providing solid sound protection, and enabling every apartment to be designed with modern under-floor heating which is enabled for cost effective zonal management. The under-floor heating also creates a sleek look and maximises the use of internal space by removing the need for radiators. You will walk through the Georgian styled front door and immediately feel that design is at the heart of these apartments. The high-quality finish gives these homes a classic yet modern feel that, in our opinion, will not be rivalled. Internally the apartments feel spacious, each with a balcony, patio area or Juliette Balcony. The German designed Hacker Kitchens are complimented with beautiful quartz worktops, splash-backs, under-counter lights and a black swan tap. All windows and doors have classic Georgian bars and are in graphite complimented by matching window boards. The bathrooms and en-suites are beautifully tiled with the en-suites designed with a boutique wet room style in mind. The interior colours are perfectly complimented by the ornate and traditional skirting boards and architraves which makes these apartments feel very special.

Agents Information For Buyers  
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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