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Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £375,000

Berkhamsted

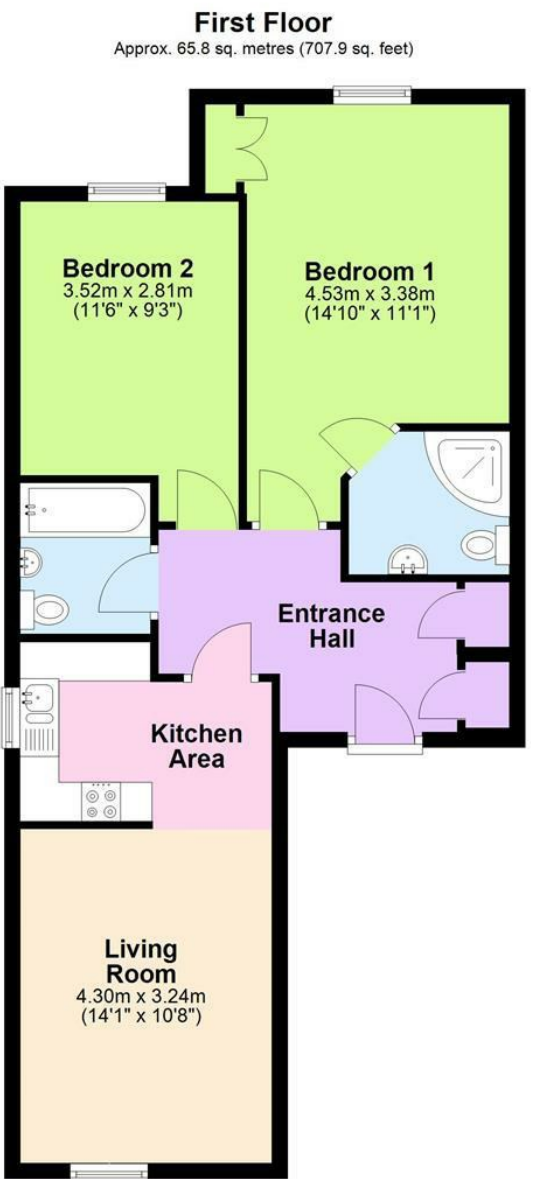
PRICE GUIDE

£375,000

A well presented two double bedroom, two bathroom apartment in this sought after development just off the high street with delightful communal gardens and allocated parking. Offered for sale in excellent condition throughout and boasting no upper chain we anticipate demand to be strong so early enquiries essential.



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Total area: approx. 65.8 sq. metres (707.9 sq. feet)



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	



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A well positioned apartment ideal for the town and train station.



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The Apartment

This exceptionally well presented, two double bedroom, first floor apartment, has allocated parking and well maintained communal gardens. Set well back from the High Street and within easy walking distance to the town centre with all its amenities, including the main line train station to Euston, the property has been beautifully enhanced by the present owners. The stunning accommodation comprises a contemporary, open-plan living/dining room, with a high-specification kitchen, beautifully presented contemporary bathroom and two sizeable double bedrooms, one with a stylish, modern en suite shower room. This superb apartment also boasts allocated and visitors parking and attractive communal gardens.

Lease Information

Leasehold - term: 125 years from 1 Nov 2001

Service charges and ground rent Approx £233 pcm.

Historical Berkhamsted

Berkhamsted is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

Transport Links

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train 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 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

Local Facilities Of Note

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted, and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.

Agents Information For Buyers



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