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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 IN EXCESS OF £325,000

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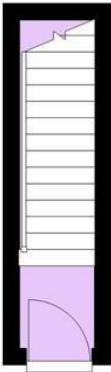
A chance to purchase a bespoke period apartment a stones throw from the town centre and train station. Positioned on the first floor, the apartment has two bedrooms and a light and airy open plan kitchen/living room. There are further benefits of allocated parking to the rear and sold with no upper chain.



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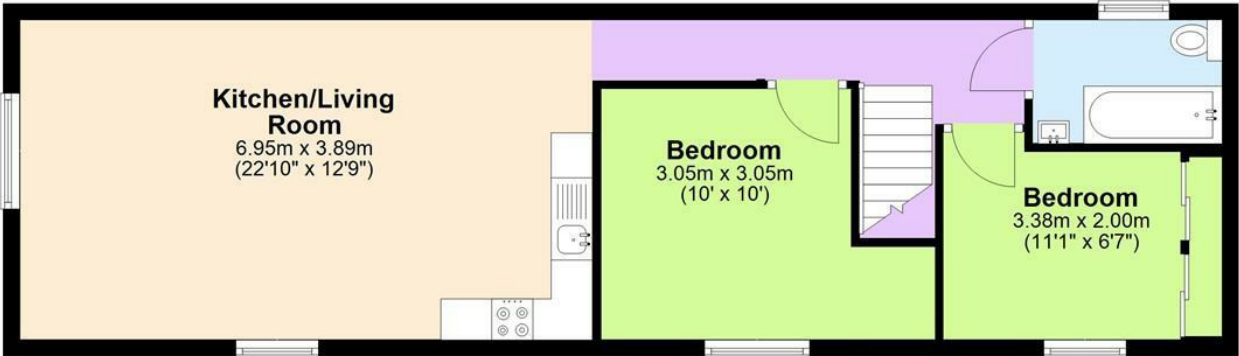
Ground Floor

Approx. 3.7 sq. metres (39.4 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Town centre living at its finest with allocated parking!



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The Apartment

A private front door opens to the entrance hall which has stairs leading to the first floor landing area. From here an inner lobby leads to the principal reception area which has two windows, one to the front and one to the side. In one corner of this room is a fitted kitchen area which has a range of fitted base and eye level units and several drawers. The kitchen area has a tiled floor which the reception area is carpeted. There are two bedrooms which both overlook the side of the property and both have fitted wardrobes. The main bathroom has a window to the rear and is fitted with a panelled bath with wall mounted shower unit and glass screen over, low level wc with concealed cistern and wash basin with vanity unit. Externally the property benefits from off road parking directly to the rear of the apartment.

The Lease

Lease from 2018 to 2117 - 94 years remaining.
Building insurance £360.00 per annum
Annual ground rent £250
Annual service charge £500

The Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

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.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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