



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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

PRICE GUIDE £260,000

Berkhamsted

PRICE GUIDE

£260,000

A well presented one bedroom apartment set over the first floor of a popular canalside development situated within walking distance of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, reception room, modern fitted kitchen with appliances, one double bedroom with fitted wardrobes and fabulous shower room. In addition to views of the Grand Union Canal this delightful apartment also benefits from off road parking, gas central heating and entryphone.



www.sterlinghomes.co.uk

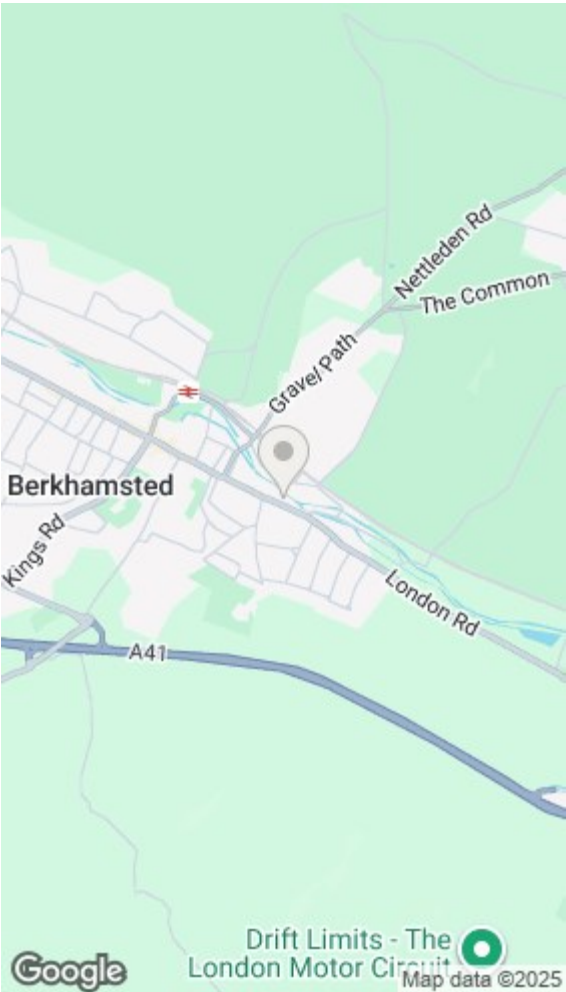
First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 39.4 sq. metres (424.4 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



Distance to Stations
Berkhamsted Station (0.7 Miles)
Hemel Hempstead Station (3.2 Miles)
Tring Station (4.8 Miles)
Apsley Station (4.9 Miles)
Chesham Underground Station (5.1 Miles)

Distance to Schools
Swing Gate School (0.1 Miles)
Victoria Church of England Infant and Nursery School (0.5 Miles)
The Thomas Coram Church of England School (0.5 Miles)
Berkhamsted Boys School (0.5 Miles)
Ashlyns School (0.7 Miles)

Agents Information For Buyers
Rent - £1,150.00 per calendar month (£265.38 per calendar week)
Deposit - £1,326.92
Tenancy Term - 12 Months
Council Tax Band - C (Dacorum Borough Council)
Pets Considered - Yes