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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Berkhamsted
OFFERS IN EXCESS OF £350,000

Berkhamsted

OFFERS IN EXCESS OF

£350,000

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.



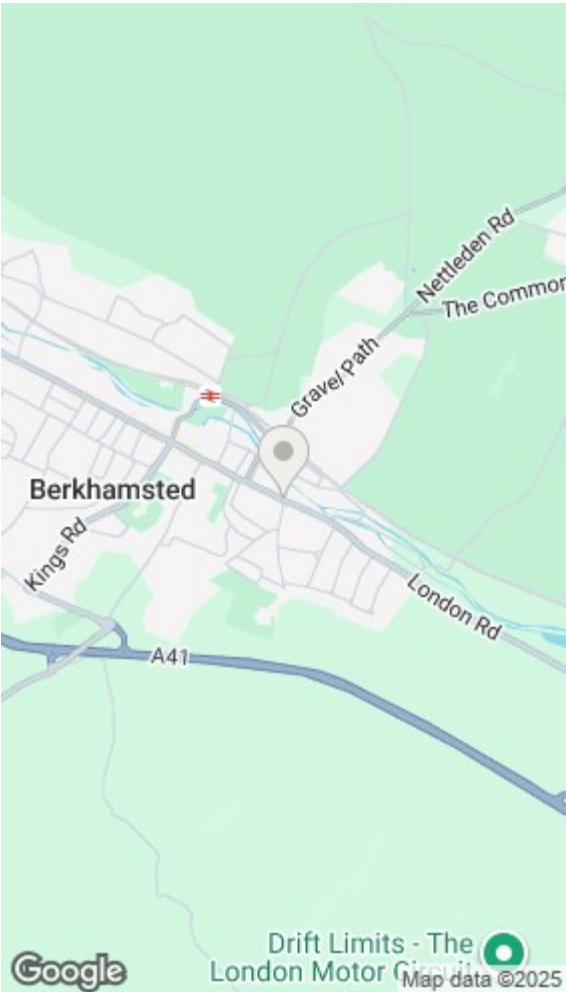
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Second Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 well positioned apartment ideal for the town and train station.



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The Apartment
This exceptionally well presented, two double bedroom, second 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.

Leasehold 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
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, completed AML checks and proof of funds.

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