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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



# Berkhamsted

OFFERS IN EXCESS OF

£325,000

A well-presented two-bedroom ground floor apartment offering the added benefit of private off-road parking, set within a popular development conveniently located in the centre of the High Street and minutes away from the station. The accommodation includes an entrance lobby, a spacious dual-aspect reception room, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a bathroom with shower. Further advantages include gas central heating and proximity to the Grand Union Canal, making this an attractive and desirable home.



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## Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 55.2 sq. metres (593.8 sq. feet)











\* Two Well Appointed Bedrooms  
\* Ground Floor \* Off Road  
Parking \* Modern Fitted Kitchen  
with Appliances \* Gas Central  
Heating \* Close to High Street &  
Station \* Spacious Reception  
Room \* Bathroom with Shower \*



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**The Location**  
Berkhamsted itself 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.

**Travel 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.

**Distance to Stations**  
Berkhamsted Station (0.4 Miles)  
Hemel Hempstead Station (3.9 Miles)  
Tring Station (4.0 Miles)  
Chesham Station (5.4 Miles)

**On Your Doorstep**  
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.

Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

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 should an offer be successful. 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 and proof of funds.



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