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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 £345,000



Berkhamsted

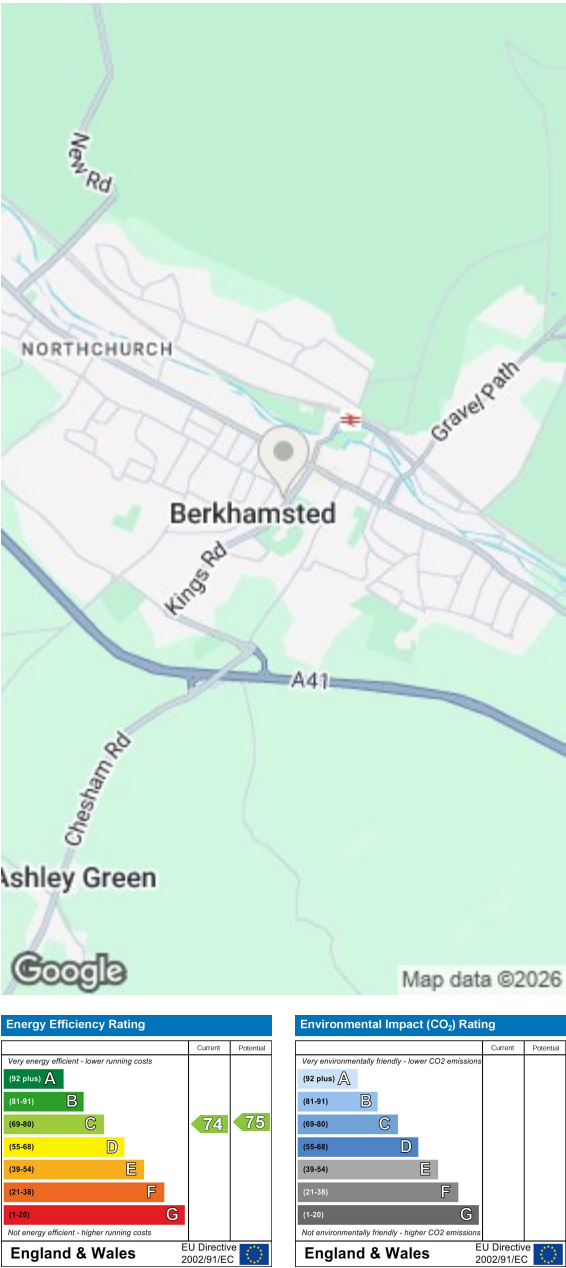
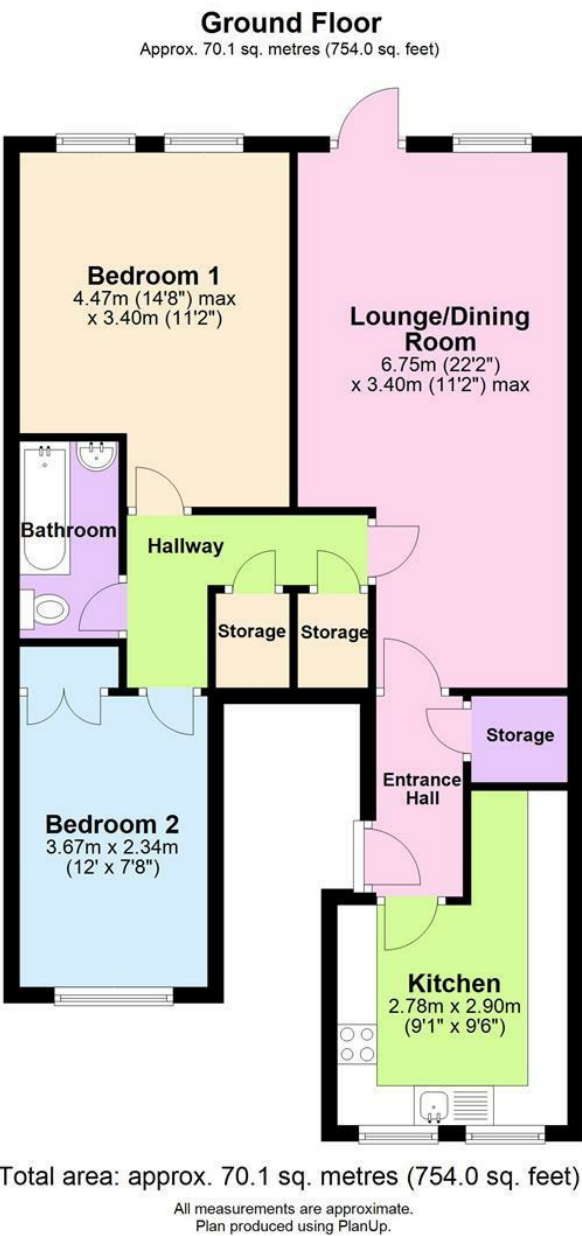
OFFERS IN EXCESS OF

£345,000

A wonderfully positioned two double bedroom ground floor apartment in the heart of Berkhamsted town centre only a stones throw from the High Street and 5 minute walk from the station. Offered for sale with no upper chain and presented in good order throughout and boasting undercover allocated parking and two double bedrooms.



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Offered for sale with no upper chain and vacant possession. A peaceful setting in the heart of the town.



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#### The Property

This beautifully located two-bedroom, one bathroom apartment is available with no onward chain, giving you the chance to own a property in the highly desirable Lincoln Court.

Along with undercover allocated parking, a long lease, and a peppercorn ground rent, with very generous storage - this apartment has so much more to offer. Whether you're a first-time buyer, downsizer, investor, commuter, or someone looking for a hassle-free 'lock up and go' property, this home is an ideal choice,

#### Lease information

##### TENURE:

Leasehold (term: 189 years from June 1974). Prospective buyers may also wish to note the property does not pay a ground rent, service charge includes building insurance.

#### The Location

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

#### 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.

#### Transport Links

Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

#### 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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