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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 £250,000

Berkhamsted

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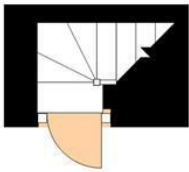
Prime High Street One-Bedroom Flat – Ideal Cash Investment Opportunity. Secure a high-yield asset in the heart of Berkhamsted with this well-presented one-bedroom flat, perfectly positioned on the bustling High Street. Just moments from independent shops, cafés, and Berkhamsted station, the property offers consistently strong tenant demand and excellent long-term capital growth potential.



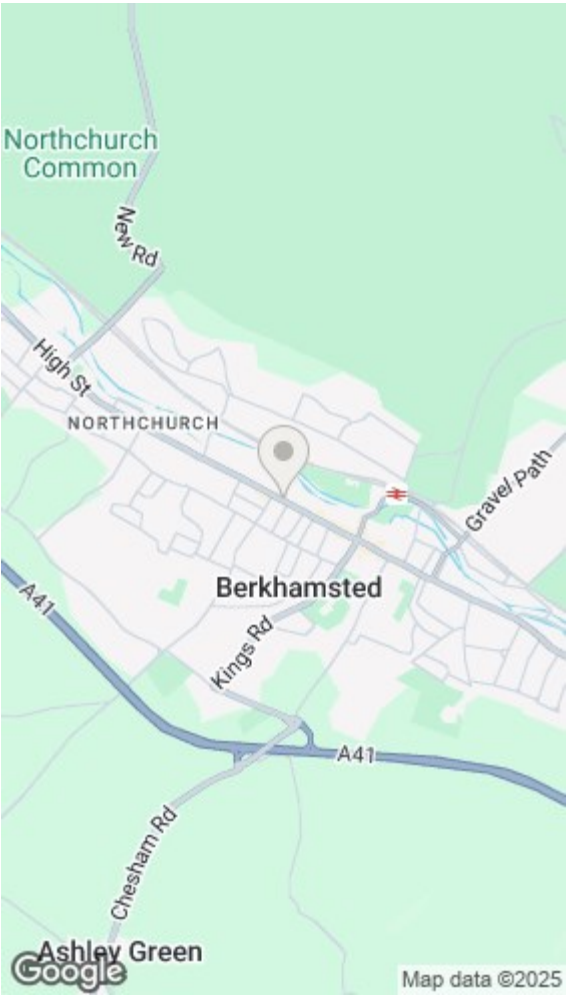
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First Floor
Approx. 42.1 sq. metres (453.7 sq. feet)

Apartment Entrance
Approx. 1.5 sq. metres (16.7 sq. feet)



Total area: approx. 43.7 sq. metres (470.3 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	(81-91) B			(92 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(39-54) E	(21-38) F	65	74	(39-54) E	(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 realistically price apartment sold with vacant possession and no upper chain - ideal as a buy to let investment or first time purchase.



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The Apartment

This well-presented one-bedroom apartment benefits from its own private front door, with stairs leading up to a bright and airy, good-sized kitchen, with dishwasher, cooker and oven with space for a fridge freezer and washing machine. The property offers a spacious living room, a generous double bedroom, and a convenient shower room, making it an ideal home for comfortable, modern living.

Lease Information

99 years with 54 remaining - service charge per annum £176.00.

The Location

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove

Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline 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), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

Agents information for buyers

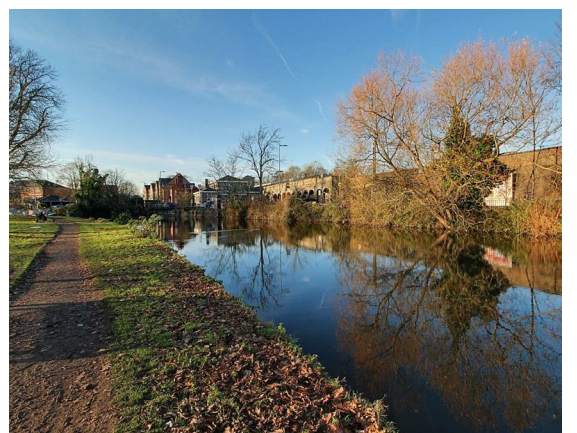
Thank you for showing an interest in a property marketed by Sterling Estate

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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