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Berkhamsted

OFFERS IN EXCESS OF £385,000

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Berkhamsted

OFFERS IN EXCESS OF

£385,000

A rare chance to purchase a ground floor executive apartment in this exclusive location in the heart of Berkhamsted town centre alongside the grand union canal and striking distance of both the High Street and Railway Station and boasting allocated and ample visitor parking. NO UPPER CHAIN.

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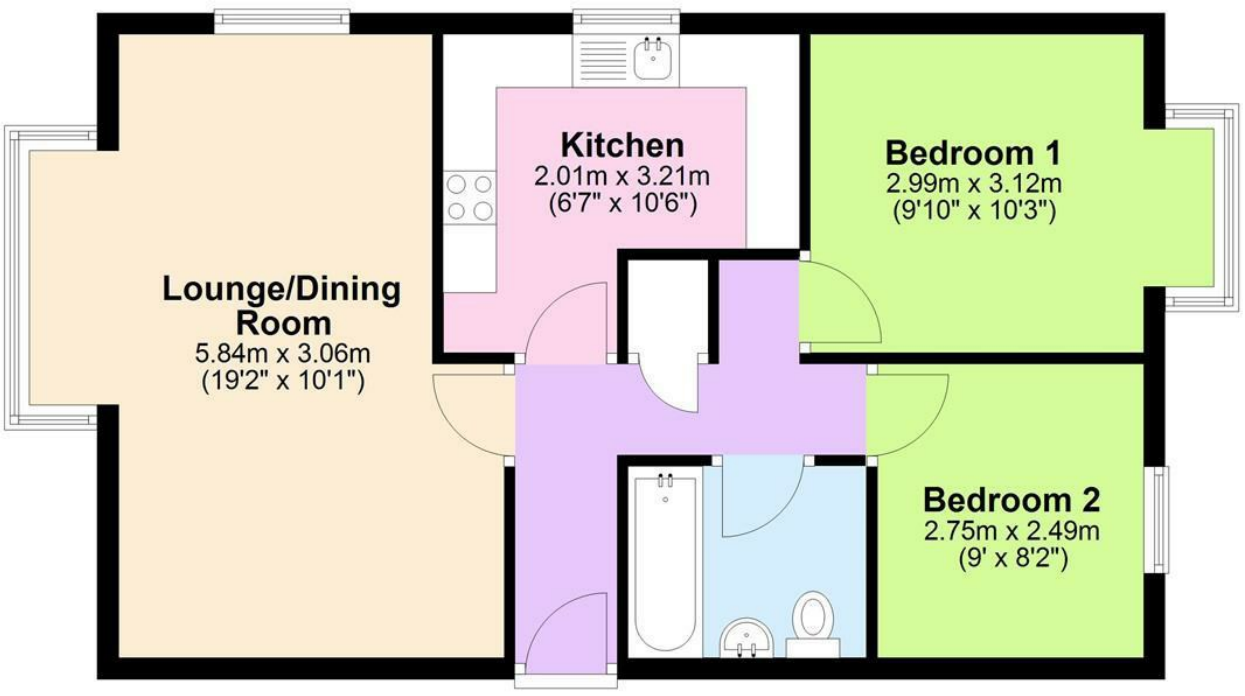
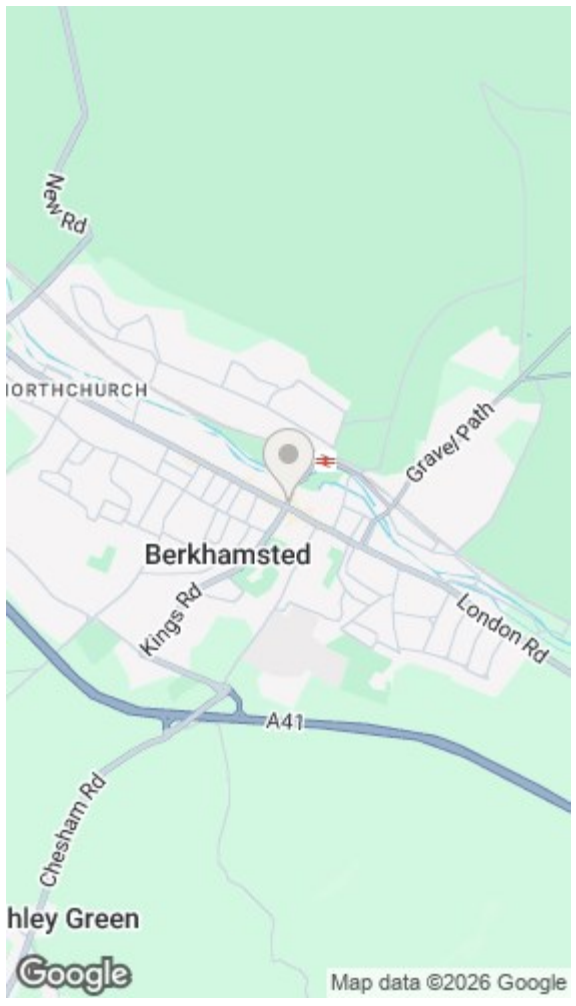
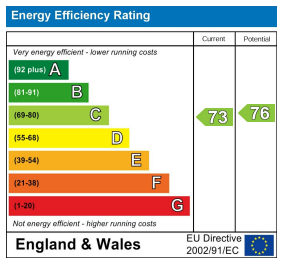
Ground Floor

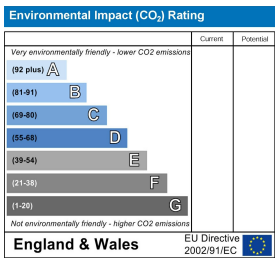
Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)







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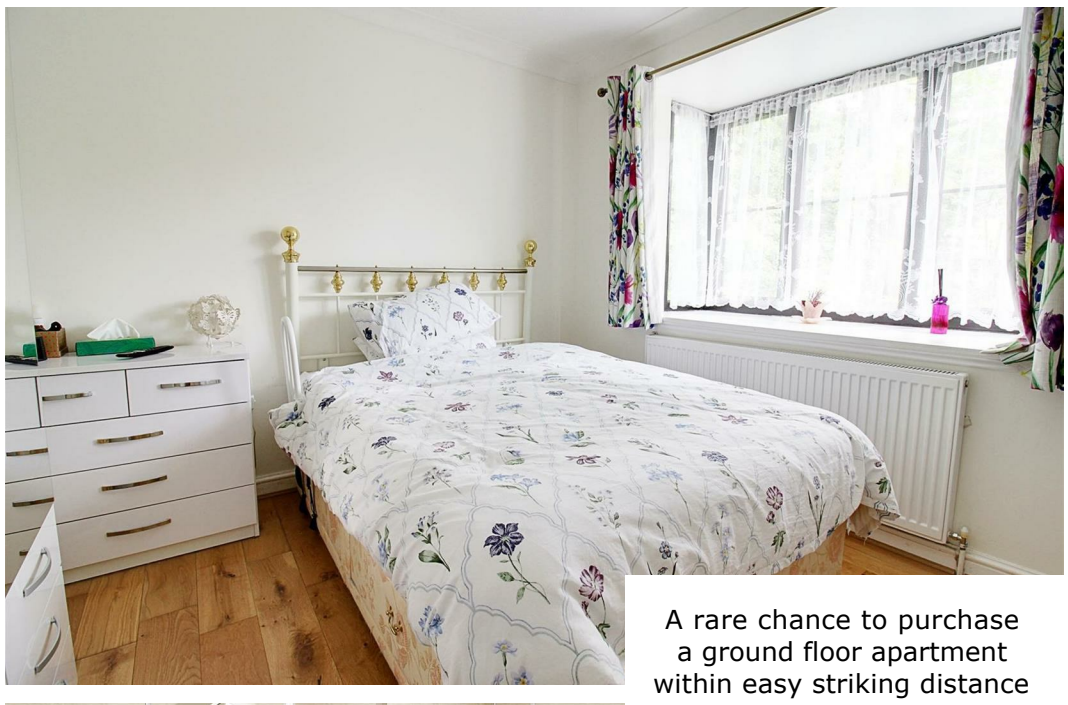

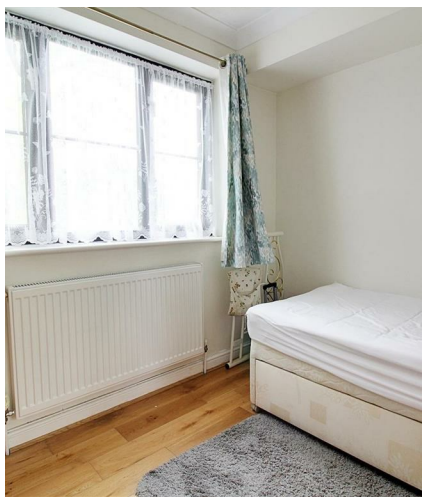

A rare chance to purchase a ground floor apartment within easy striking distance of the the High Street amenities and station.

The Apartment
The property opens into a generous entrance hallway, which provides ample storage. The property features a spacious separate living and dining room, enhanced by a large bay window that floods the space with natural light and creates a bright, welcoming atmosphere ideal for both relaxing and entertaining. Adjacent to the reception area is a generously sized, beautifully presented kitchen offering ample workspace and storage, with large windows that continue the light and airy feel throughout the home while providing pleasant views overlooking the communal garden space. The accommodation further comprises two well proportioned double bedrooms, both offering comfortable living space with plenty of room for additional furnishings or storage. Completing the property is a modern family bathroom fitted with a toilet, wash basin, and a stylish walk-in shower, finished to a high standard for both practicality and comfort.

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. The property is located just a 10 minute walk from Northchurch shops and amenities, 15 minute walk from Berkhamsted High Street and train station and close to scenic walks of Northchurch Common and Ashridge. St Marys school and Bridgewater school are also in easy striking distance.

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 35 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 note that on occasion we may use AI to enhance our photography.
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 accepted. The charge for this is £75 plus VAT per person.
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