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and let's see if we can **tempt** you!
Contact us for a **free valuation**
you to **sell** or **let** your **property**?
Is there a **price** that would **tempt**

in many forms...
temptation comes



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Berkhamsted

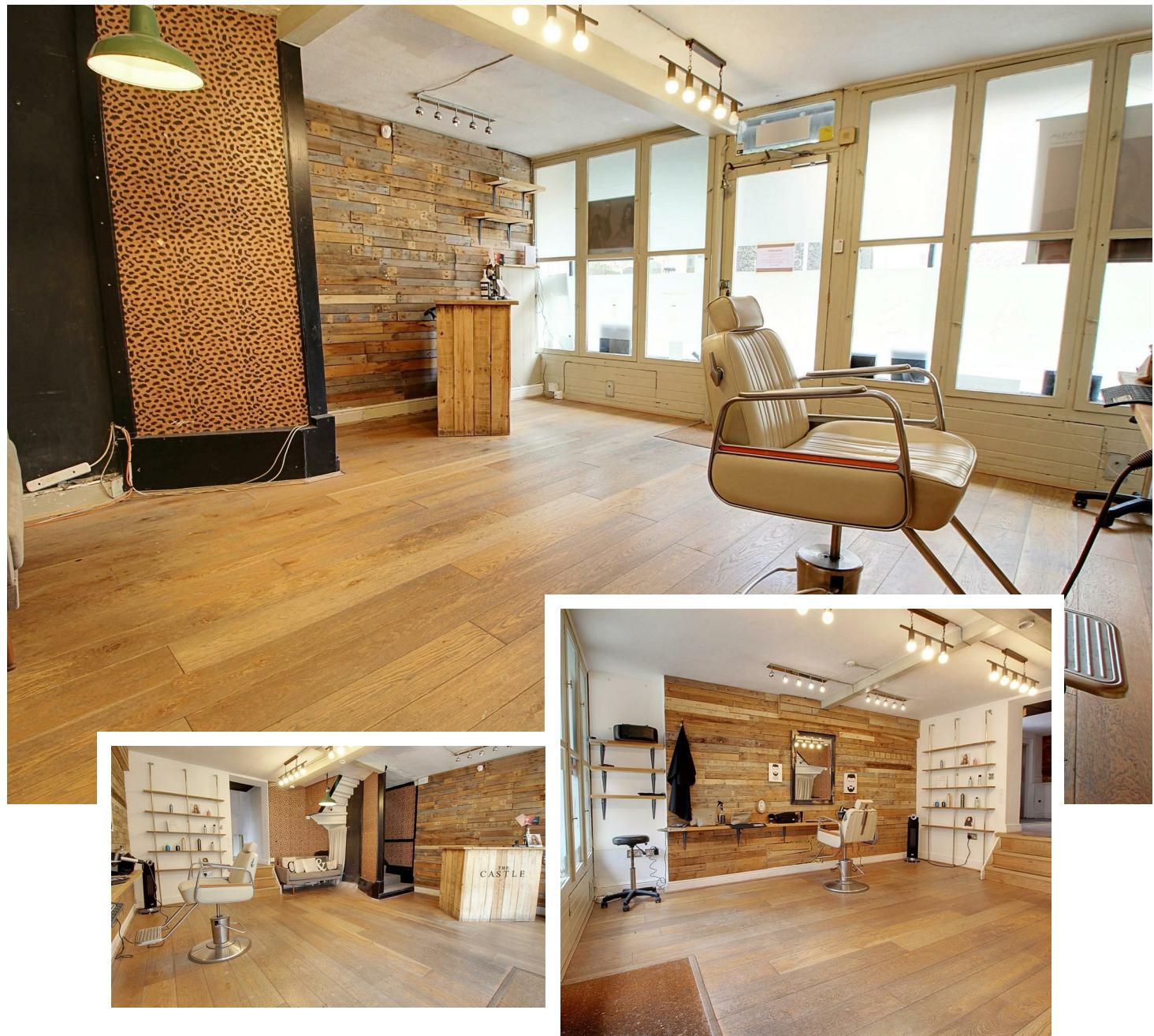
OFFERS IN EXCESS OF £325,000

Berkhamsted

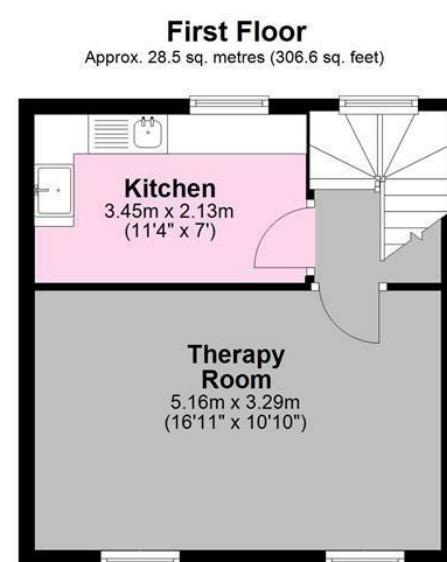
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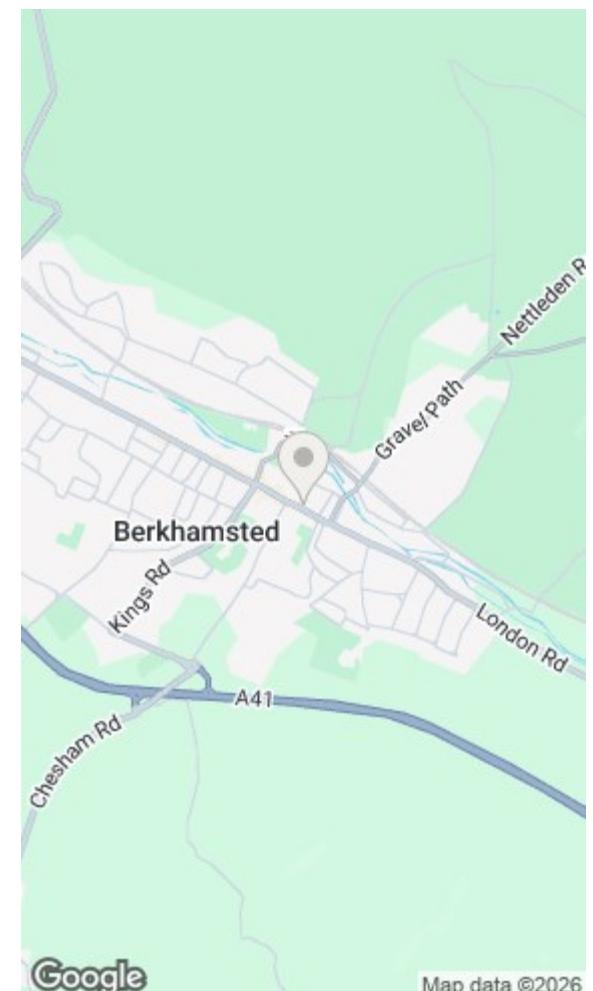
Located in the heart of Berkhamsted is an exciting chance to purchase the freehold of a commercial premises which is primed for conversion to a two bedroom residential cottage. The current configuration is shop front (living room), shop rear room (kitchen/breakfast room) cloakroom and lobby (bathroom), first floor therapy room (main bedroom) and first floor kitchen (bedroom two). The property is further complimented by a private courtyard garden.



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Total area: approx. 79.7 sq. metres (858.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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A rare chance to purchase the freehold of a former Grade II listed commercial unit with excellent scope for conversion to residential (STNP)



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The Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community. The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Wining & Dining
A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

Sporting & Leisure Pursuits
Sporting and leisure activities are well catered for in the Berkhamsted area with the sports centre circa 1.5 miles from the property which provides swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

Transport Links

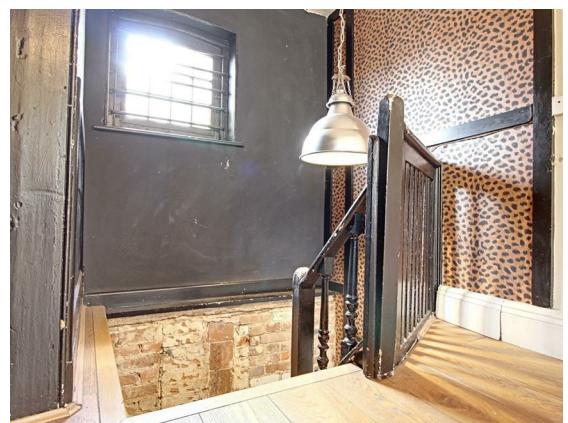
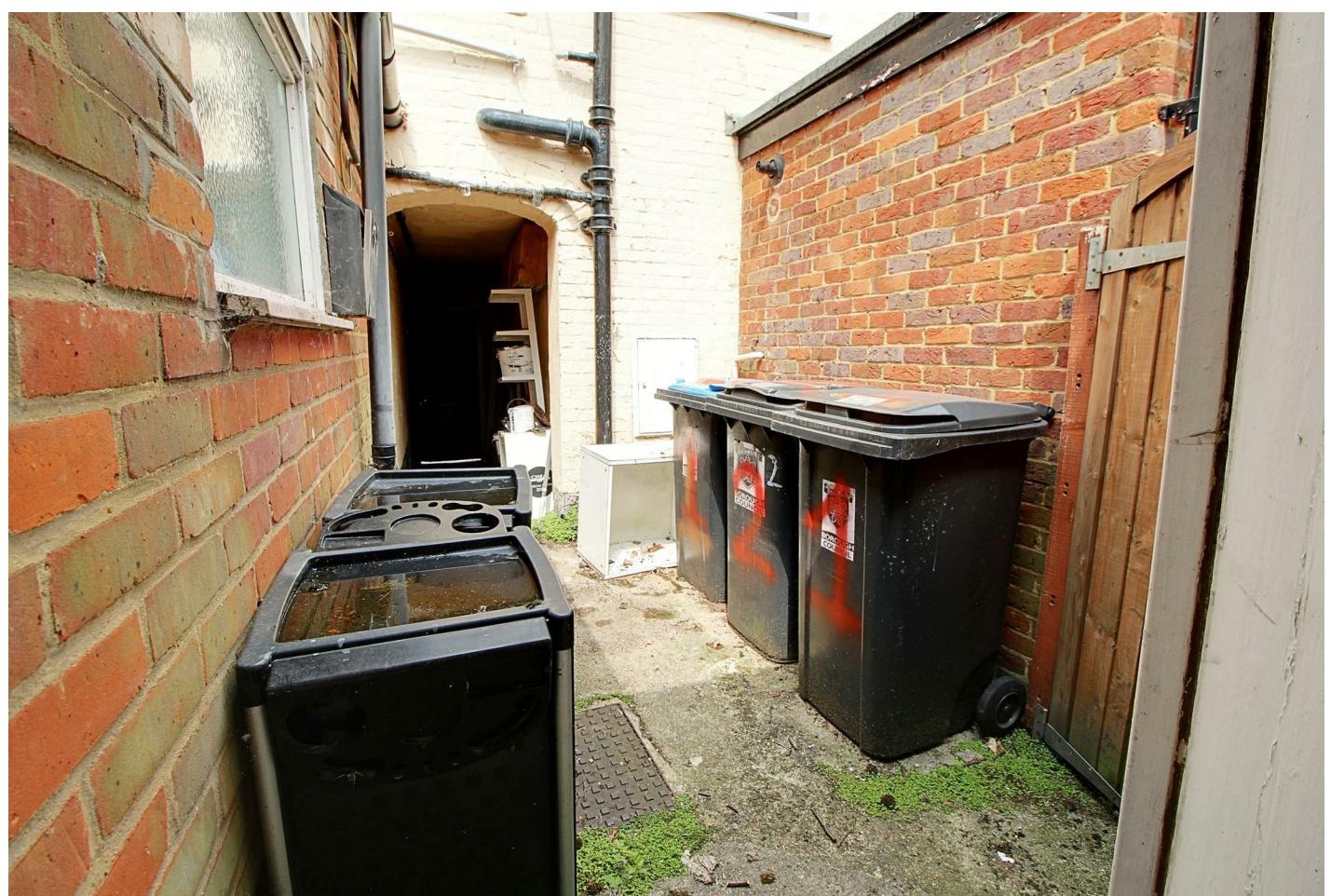
Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4 miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

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.
4. Please be aware the sale of this property is currently advertised as a commercial unit - this may affect your ability to secure a conventional residential mortgage unless you complete a successful planning application for the transfer from a commercial unit to a residential unit. 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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