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Berkhamsted
OFFERS IN EXCESS OF £375,000

Berkhamsted

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£375,000

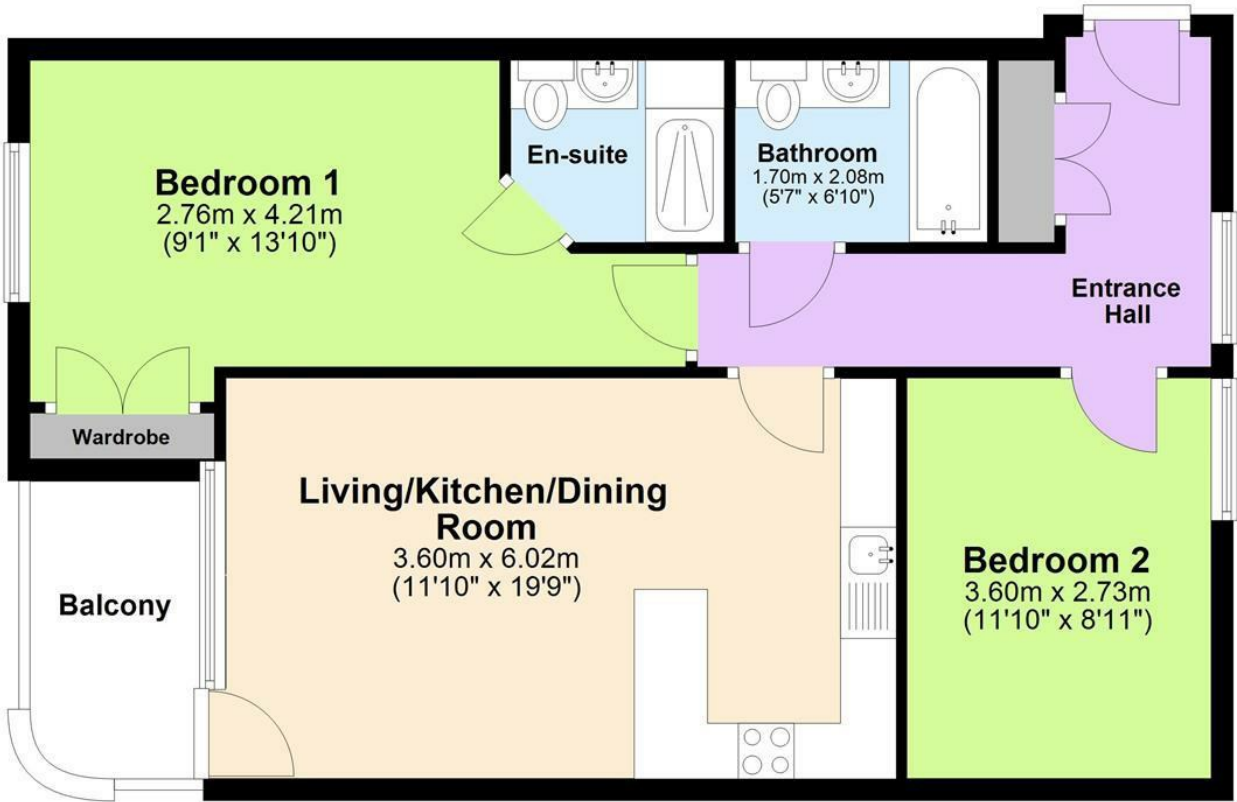
A well presented two double bedroom, two bathroom apartment in this sought after development just off the high street with covered allocated parking. Offered for sale in excellent condition throughout. We anticipate demand to be strong so early enquiries essential.



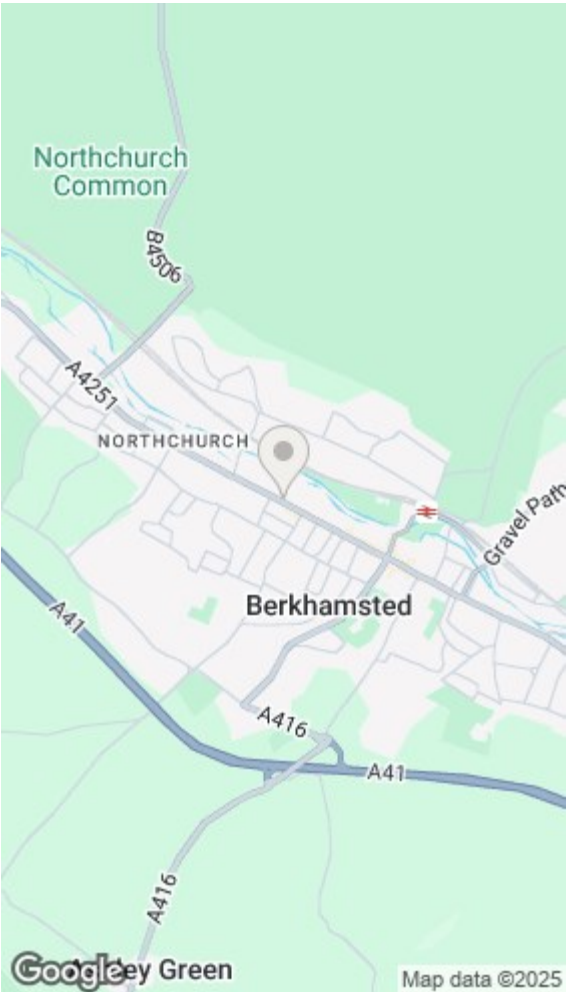
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First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)

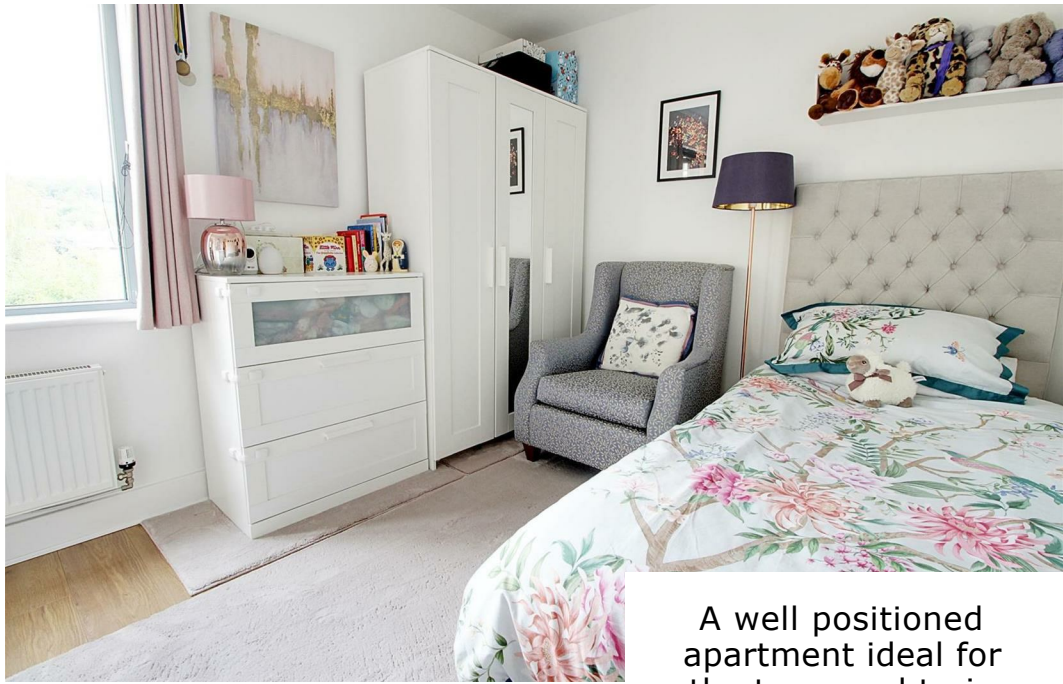


Total area: approx. 62.7 sq. metres (675.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





A well positioned apartment ideal for the town and train station.



The Apartment
This beautifully appointed first-floor apartment offers the perfect blend of space and contemporary style. The highlight is a generous open-plan kitchen, dining, and living area extending over 20 feet in length—ideal for both relaxing and entertaining. The stylish recently re-fitted kitchen is thoughtfully laid out with a range of eye-level and base units, complemented by under-unit lighting and laminate work surfaces. A full suite of integrated appliances includes a fridge, freezer, electric double oven including separate grill, gas hob with extractor canopy, dishwasher, and an automatic washing machine—offering both practicality and modern convenience.

There are two generously sized double bedrooms, master bedroom featuring built-in wardrobes. The principal bedroom is particularly spacious and benefits from a sleek ensuite shower room, which includes an oversized glass-fronted shower cubicle, pedestal wash basin, concealed cistern WC with chrome fittings, tiling, and a shaver point.

The main bathroom is equally well-finished, featuring a panel-enclosed bath with overhead shower and glass screen, pedestal wash basin, concealed cistern WC, chrome heated towel rail, shaver point, and contemporary tiling throughout.

Flooded with natural light, this stunning space opens directly onto a private south-facing balcony, creating a seamless indoor-outdoor living experience.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this apartment offers.

Historical Berkhamsted
Berkhamsted 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.

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Transport 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.

Local facilities of note
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.

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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