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Is there a **price** that would **tempt**  
you to **sell** or **let** your **property**?  
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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £495,000



# Berkhamsted

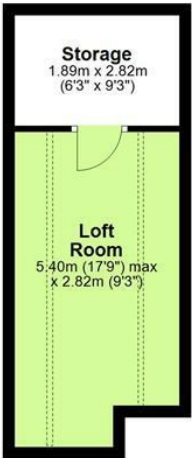
OFFERS IN EXCESS OF

£495,000

This exceptional two bedroom apartment offers contemporary living in a prime location - just a few minutes off the High street and a short walk to the station. Boasting spacious rooms, two double bedrooms, the master bedroom with an ensuite shower room. It features modern amenities such as a fully equipped kitchen with high end integral appliances. This must -see two bedroom apartment epitomizes modern living at its finest.



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Total area: approx. 117.7 sq. metres (1266.7 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	









This outstanding apartment has been completely refurbished and modernised to an exceptionally high standard. Boasting a high end refitted kitchen/breakfast room with stunning island, luxurious bathroom and ensuite with Aquilisa rainfall showers - offering contemporary living in a prime location. There is also an enormous loft space offering ample storage. Overlooking beautiful tranquil communal gardens.



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**The Property**  
Making an ideal first time purchase or lock up and leave for the down-sizer. This apartment is a must see, the present owner has refurbished and designed this property to an exceptionally high standard. Fitted out with a Nobilia kitchen with Corian worktops, top of the range Miele and Siemens integral appliances. Quooker tap and insinkerator waste disposal. The bathrooms are fitted out with top of the range Aquilisa rainfall showers - wifi enabled for remote operation,. The large loft storage room and landing cupboards offer an amazing amount of storage. This outstanding spacious two double bedroom second floor apartment is within walking distance of Berkhamsted town centre and mainline station.

**The Outside**  
The quiet gated location of just 9 privately owned apartments offers tranquillity just a minute off the High street, and has impeccably maintained communal gardens. There is also a garage plus additional unallocated parking.

**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.

**Wining and 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 Prime Grill, Tabure, 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 whet your whistle!

**Sporting Interest**  
Sporting and leisure activities are well catered for in the Berkhamsted area with Everyone Active 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 7.4miles 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**  
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:  
1. Completed Confirmation of Offer Form.  
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:  
1. Copies of your Passport as photo identification.  
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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