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# Temptation comes in many forms...



**Berkhamsted**  
OFFERS IN EXCESS OF £500,000

# Berkhamsted

OFFERS IN EXCESS OF

£500,000

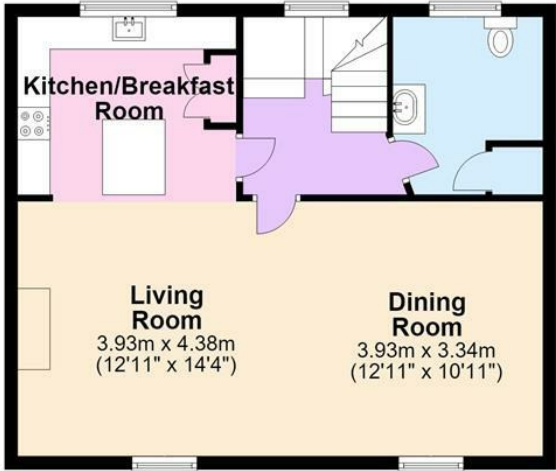
Located in the very centre of Berkhamsted High Street and offered for sale having been renovated to exacting standards. A three double bedroom duplex offering a wealth of character to also include a stunning open plan kitchen/living/dining room space and measuring in excess of 1,100 sq ft.



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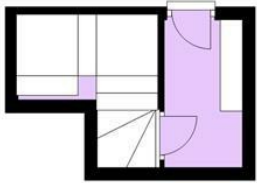
## First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



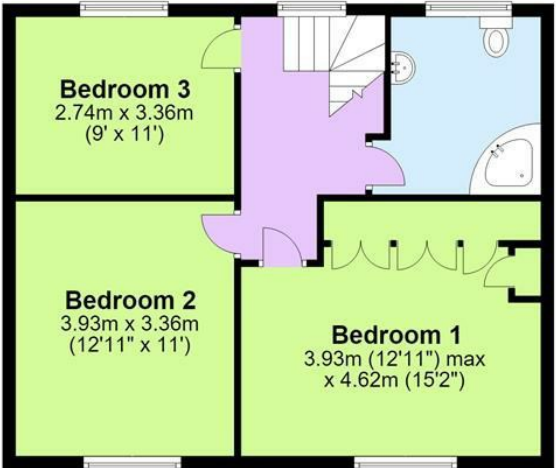
## Ground Floor

Approx. 6.6 sq. metres (70.9 sq. feet)

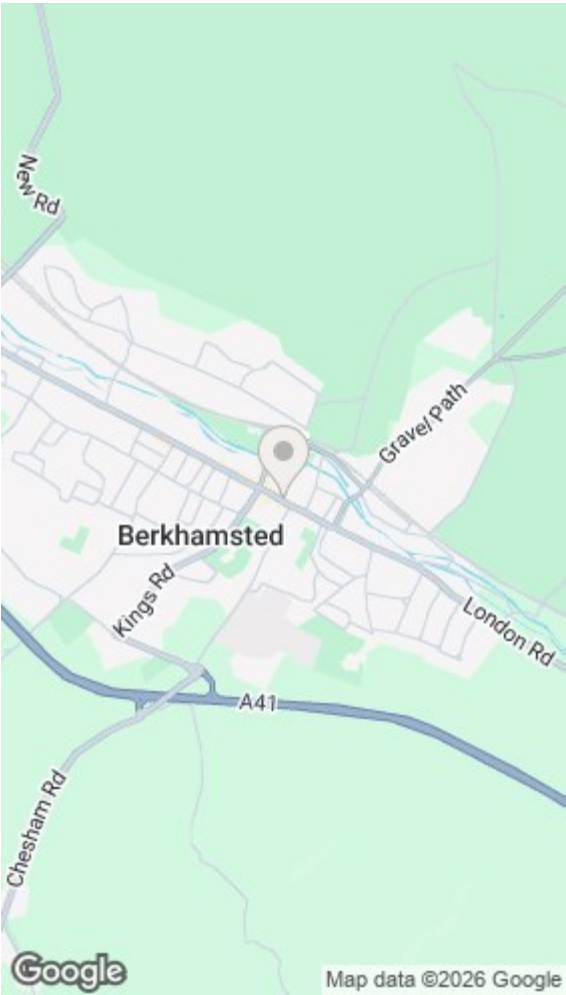


## Second Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)



| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|---------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |         |                         | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                         | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                         | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                         | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                         | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                         | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                         | (1-20) <b>G</b>                                                 |         |                         |
| 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 |





A rare chance to purchase a unique and simply stunning duplex apartment in the very heart of Berkhamsted town.



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#### The Apartment

At ground floor level a private front door opens to your very own entrance hall which has ample space for hanging coats and shoe storage. Stairs rise to a large first floor landing area where a second set of stairs rises to the second floor and doors open to the first floor accommodation. At this level a door opens to a large cloakroom which is fitted with a two piece suite to include low level wc and feature circular wash basin. The current sellers have reconfigured the first floor to now provide a spectacular open plan living space with defined living area and dining area both providing elevated views over the High Street - great for people watching! Additionally within this open plan space is a high specification, high quality range of base and eye level units to include several integrated appliances and a central island breakfast bar with oven inset. Character features include a range of exposed timber beams to the ceiling, wood panelling to walls and a feature fireplace. At second floor level there are three double bedrooms one of which has a range of fitted wardrobes and the main family bathroom.

#### Leasehold/Freehold/Share of Freehold

There are currently 971 ears remaining on the leasehold .. Monies payable are £200 pa ground rent to the freeholder and buildings insurance which is currently circa £1,300 pa.

#### The Location

Berkhamsted itself 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.

#### 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.

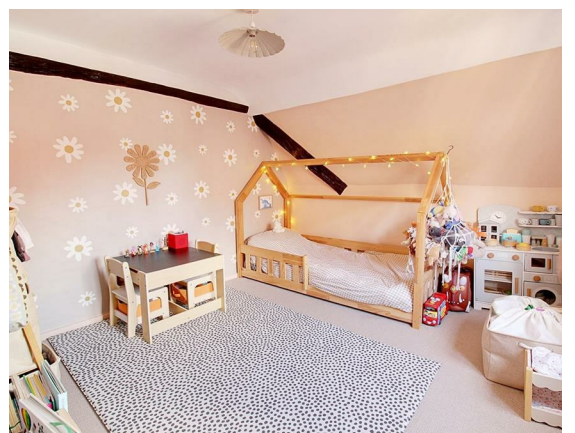
#### Education & Leisure

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. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

#### 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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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