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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £260,000

# Berkhamsted

## PRICE GUIDE

£260,000

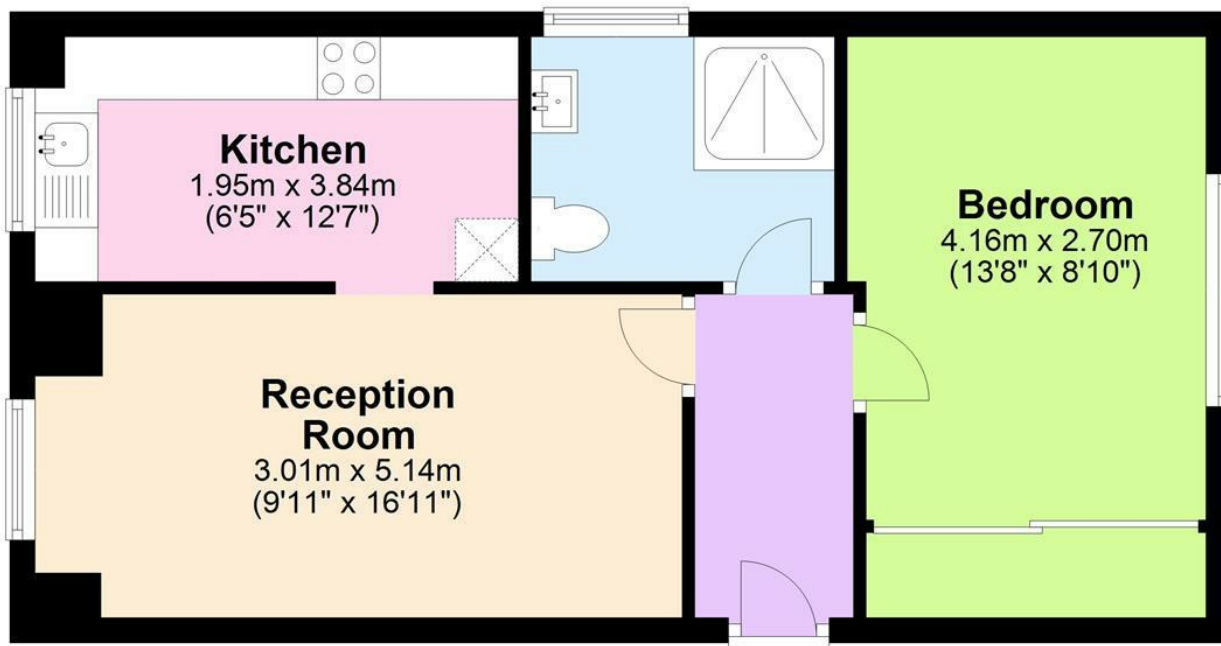
A well presented one bedroom apartment set over the first floor of a popular canal side development situated within walking distance of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, reception room, modern fitted kitchen with appliances, one double bedroom with fitted wardrobes and fabulous shower room. In addition to views of the Grand Union Canal this delightful apartment also benefits from off road parking, gas central heating and entryphone.



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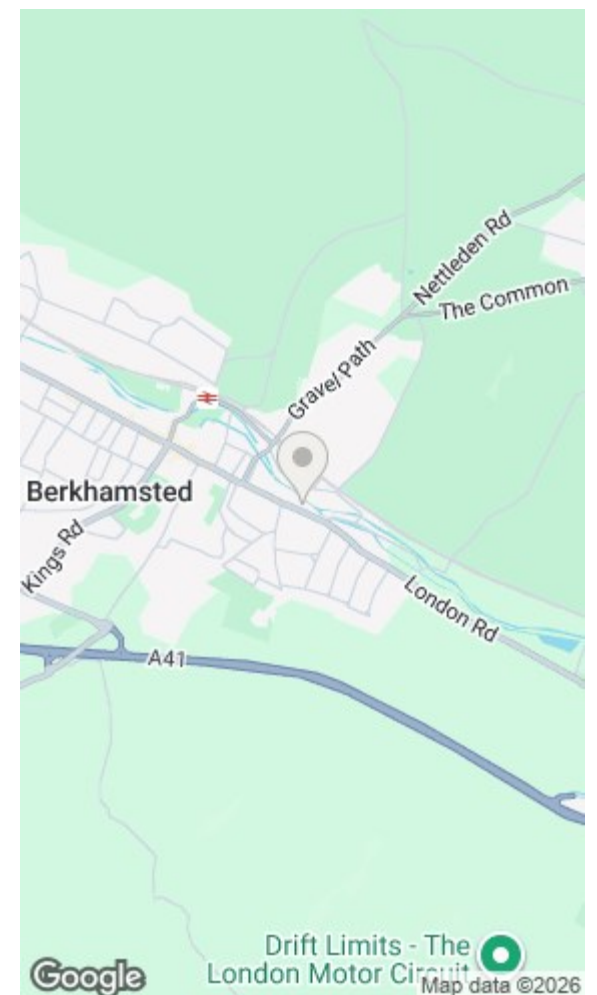
### First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 39.4 sq. metres (424.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	76		

England & Wales EU Directive 2002/91/EC

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Distance to Stations  
Berkhamsted Station (0.7 Miles)  
Hemel Hempstead Station (3.2 Miles)  
Tring Station (4.8 Miles)  
Apsley Station (4.9 Miles)  
Chesham Underground Station (5.1 Miles)

Distance to Schools  
Swing Gate School (0.1 Miles)  
Victoria Church of England Infant and Nursery School (0.5 Miles)  
The Thomas Coram Church of England School (0.5 Miles)  
Berkhamsted Boys School (0.5 Miles)  
Ashlyns School (0.7 Miles)

Agents Information For Buyers  
Rent - £1,150.00 per calendar month (£265.38 per calendar week)  
Deposit - £1,326.92  
Tenancy Term - 12 Months  
Council Tax Band - C (Dacorum Borough Council)  
Pets Considered - Yes

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