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# Temptation comes in many forms...



Berkhamsted

PRICE GUIDE £550,000

# Berkhamsted

## PRICE GUIDE

£550,000

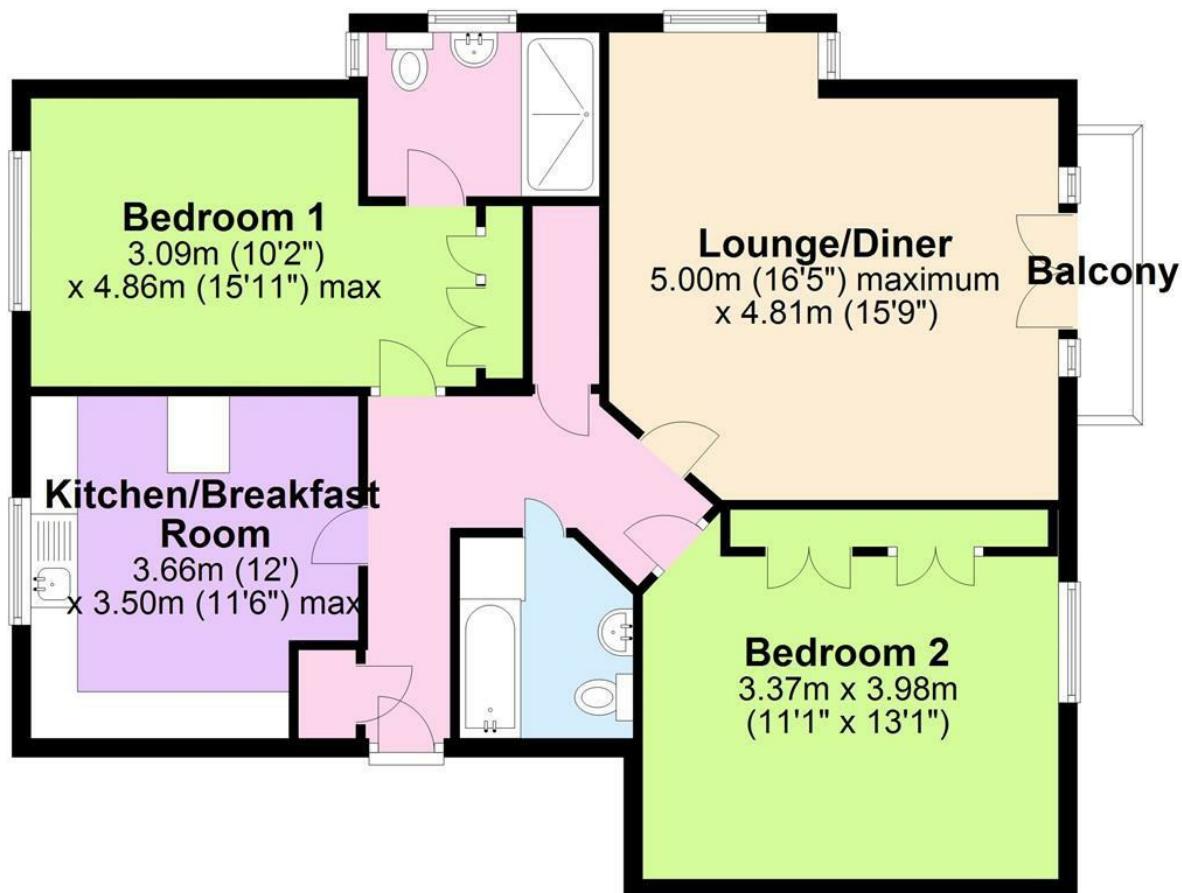
Located a moments stroll from the High Street & Station and boasting a refitted kitchen/breakfast room, bathroom and ensuite and two double bedrooms with fitted wardrobes.



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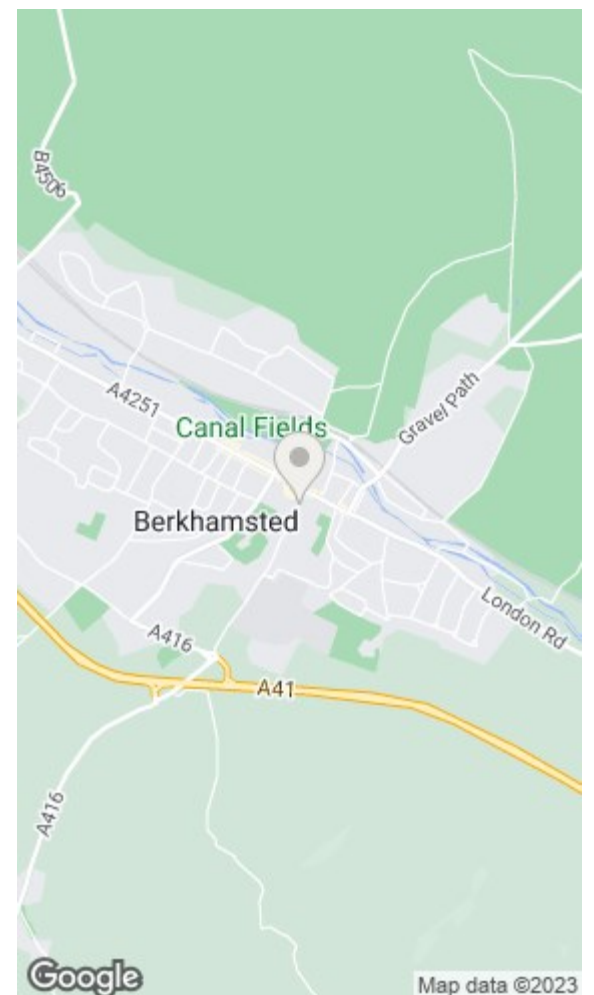
### First Floor

Approx. 85.4 sq. metres (919.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



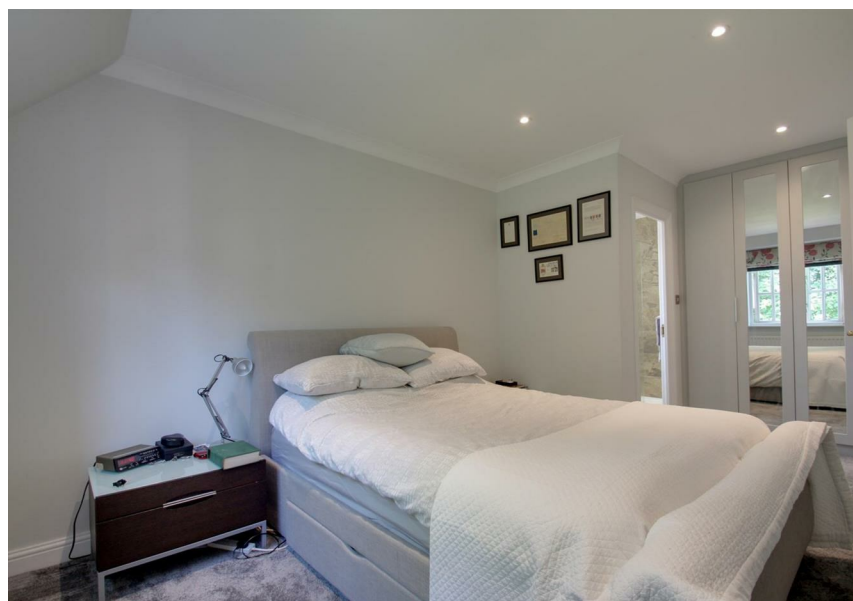
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	80		

Energy Efficiency Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





A simply stunning first floor apartment a stones throw from the bustling High Street of Berkhamsted.



#### The Property

Making an ideal first time purchase, lock up and leave for the down-sizer or superb buy to let investment (rental income circa £1350pcm) Presented in excellent decorative order, is this spacious two double bedroom first floor apartment that is within walking distance of Berkhamsted town centre and mainline station.

A spacious entrance hall has doors to all accommodation and to a deep airing cupboard and cloaks cupboard. Along with the communal gardens, the refitted kitchen is an absolute feature of this stunning apartment and also has the advantage of fitted appliances to include oven and hob, fridge/freezer, dishwasher and washing machine - all of which are neatly finished off with under counter and kickboard LED lighting. The living room is positioned at the front of the property and has French doors opening to a Juliette balcony and a bay window to the side - an ideal area to frame your dining space!

Both of the bedrooms are of excellent proportions and both boast a host of fitted wardrobes with ample hanging and storage space. The master bedroom has the advantage of an ensuite bathroom while a second bathroom serves the second bedroom.

#### Outside

The communal areas are impeccably maintained, with lift access to all floors. To the outside, there is allocated parking, plus additional parking for visitors and enjoyable communal gardens, all of which have been beautifully maintained.

#### 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.

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#### 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, Gigging 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 Interest

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

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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