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Berkhamsted

£325,000

# Berkhamsted

£325,000

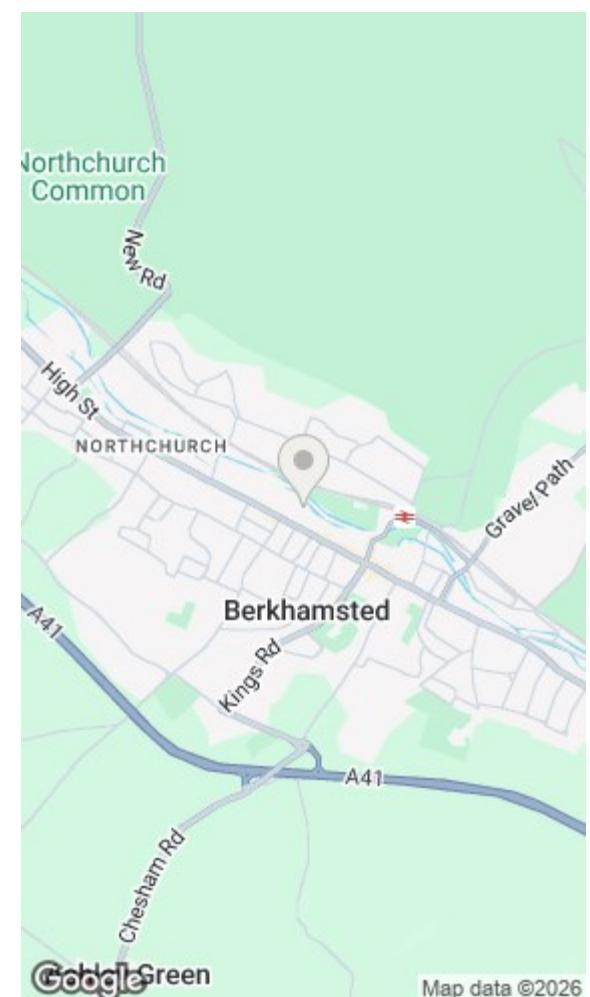
A rare chance to purchase a ground floor executive apartment in this exclusive location in the heart of Berkhamsted town centre alongside the grand union canal and striking distance of both the High Street and Railway Station and boasting allocated and ample visitor parking. NO UPPER CHAIN.



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Total area: approx. 53.7 sq. metres (578.0 sq. feet)



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

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



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A rare chance to purchase a ground floor apartment within easy striking distance of the High Street amenities and station.



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#### The Apartment

This beautifully presented ground floor apartment offers two double bedrooms and is ideally situated in Berkhamsted town, just a short walk from shops, restaurants, coffee shops, and the mainline train station. The property opens into a generous entrance hallway leading to the main hallway, which provides ample storage. There is a separate living room and a well presented kitchen all benefiting from large Southly facing windows. There are two spacious double bedrooms and a family bathroom with toilet, basin and a bath with shower over.

#### Share Of Freehold

This property benefits from being Share of Freehold with a long lease of 999 years starting from 1981.

#### The Location

Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country. The property is located just a 10 minute walk from Northchurch shops and amenities, 15 minute walk from Berkhamsted High Street and train station and close to scenic walks of Northchurch Common and Ashridge. St Marys school and Bridgewater school are also in easy striking distance. Berkhamsted has literary connections (Graham Greene, William Cowper), excellent schools (both private and state school)- for primary and secondary, and its picturesque charm as a historic market town with independent shops, the Grand Union Canal, and the art deco Rex Cinema. In addition it has an excellent sport facilities and leisure centre which includes swimming and racket sports tennis, squash, paddle, golf and a local football club. It is a popular commuter town.

#### Berkhamsted Town

Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

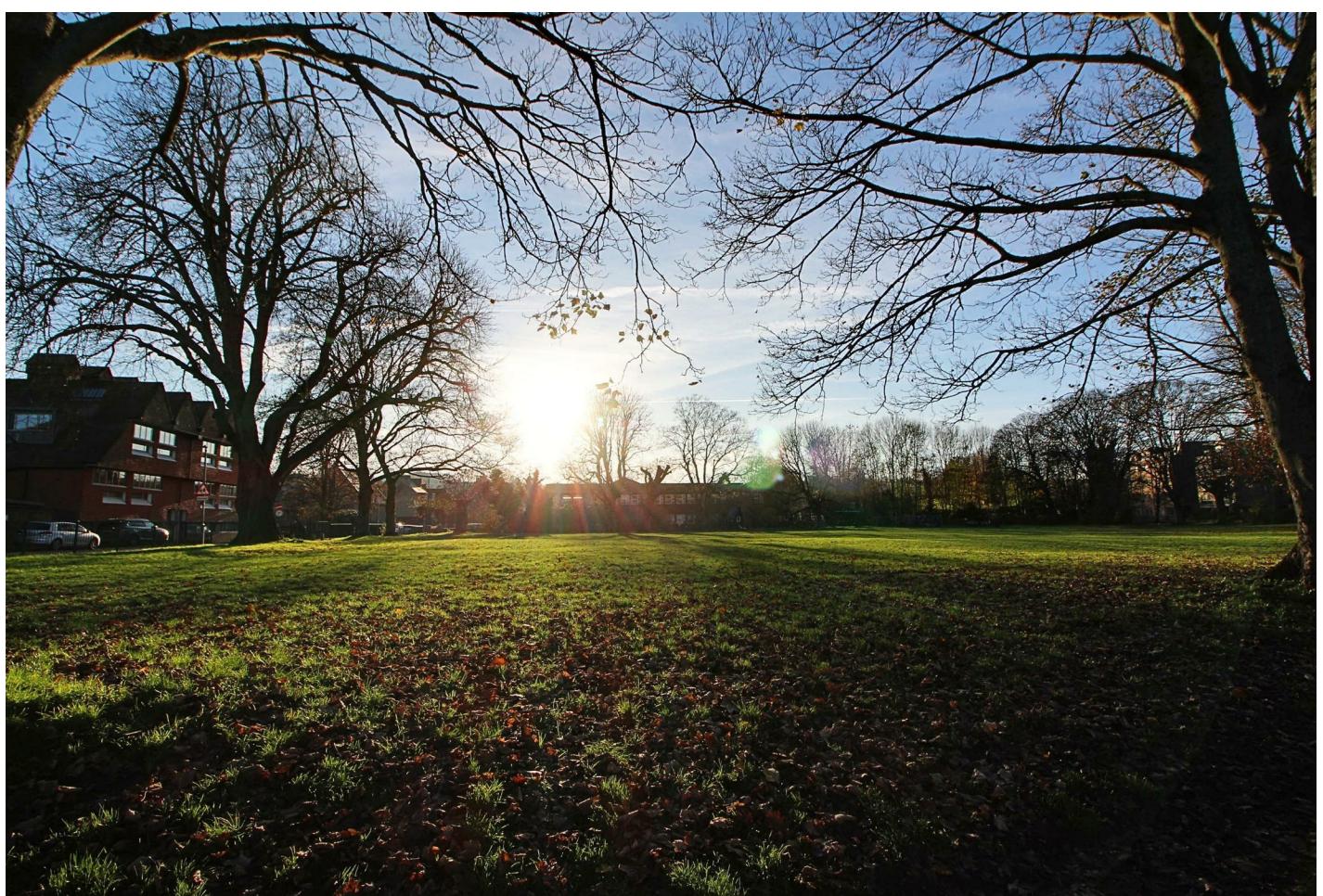
#### Transport Links

Excellent transport links make Berkhamsted an ideal location for commuters. With its own train station offering direct access to London Euston in under 40 minutes, as well as easy access to major road networks via A41 and M25, this town effortlessly combines a peaceful countryside setting with convenient connections to the capital and beyond.

#### 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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