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and let's see if we can **tempt** you!

Contact us for a **free valuation**

you to **sell** or **let** your **property**?

Is there a **price** that would **tempt**

in many forms...
temptation comes



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Berkhamsted

OFFERS IN EXCESS OF £385,000

Berkhamsted

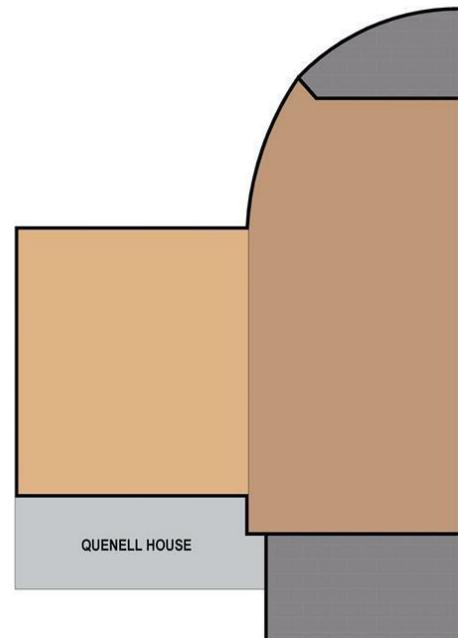
OFFERS IN EXCESS OF

£385,000

Located on the edge of Berkhamsted High Street and offered for sale with no upper chain and boasting two double bedrooms, a dual aspect living room, separate dining area and good size fitted kitchen space all within walking distance of the towns amenities and train station.



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QUENELL HOUSE

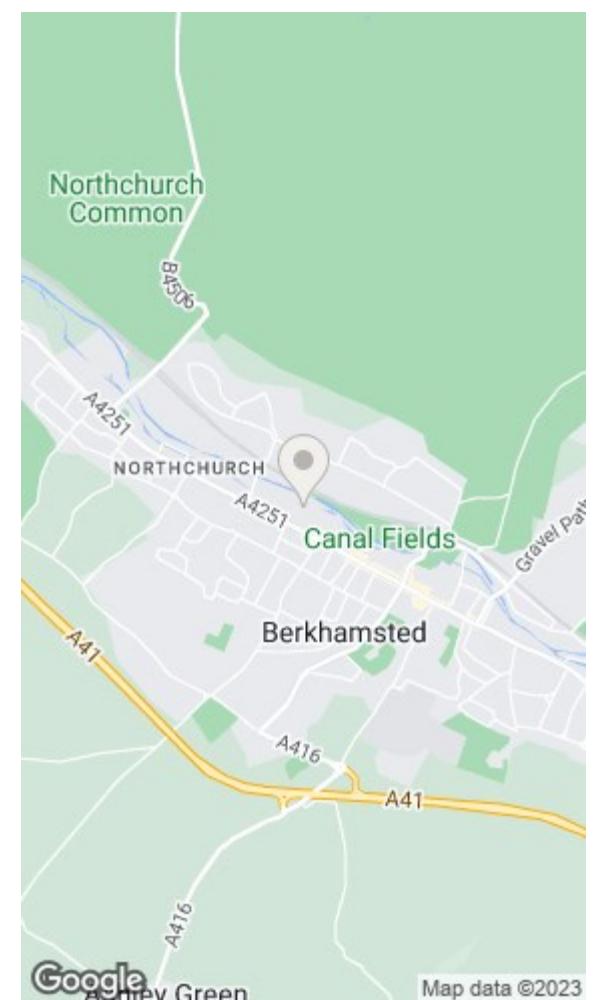
BERKHAMSTED

Approximate Gross Internal Floor Area
725 sq. ft / 67.42 sq. m



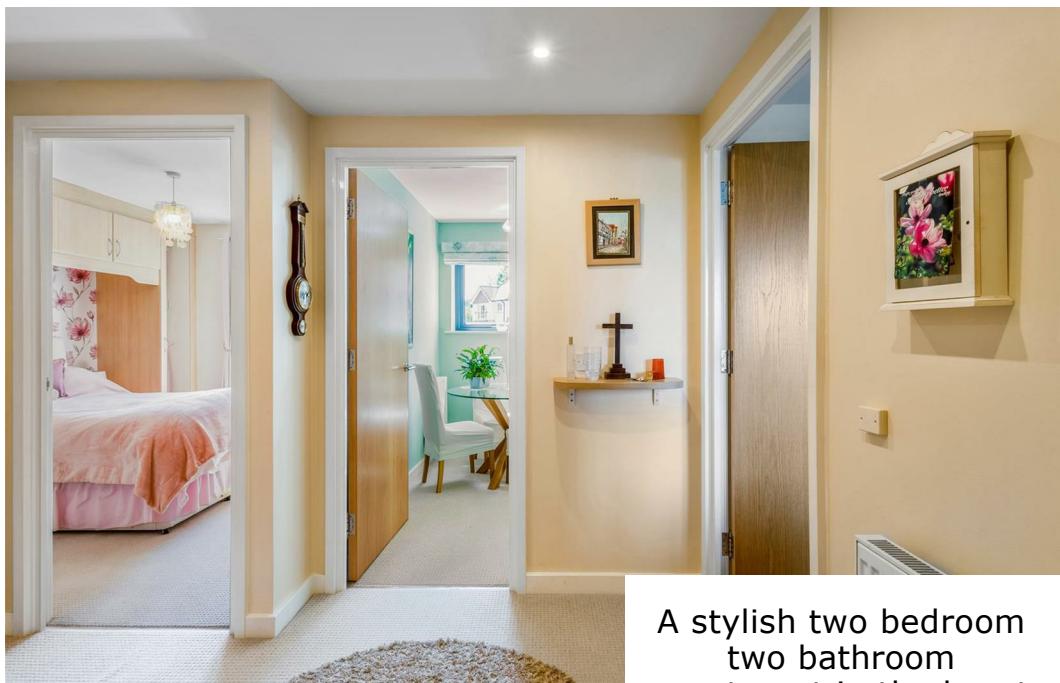
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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			
EU Directive 2002/91/EC			





A stylish two bedroom two bathroom apartment in the heart of Berkhamsted with allocated parking.



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Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline 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), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

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. 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.

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



The Apartment

The inviting entrance hall provides access to all rooms, one of the many features of this executive apartment is the spacious open plan sitting/ dining and kitchen area with french doors opening on to a southerly facing balcony . Both bedrooms are generously proportioned and designed for double beds, the master bedroom benefits from both an en-suite shower room and fitted wardrobes, with French doors opening on to a second balcony providing a wonderful and peaceful area to simply relax and enjoy the rooftop views.

The apartment benefits from a long lease, making it an ideal first time purchase, or as an addition to an investment portfolio. The High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins is a short walk away, and on your door step you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the recently restored Art Deco Rex cinema.

On Your Doorstep

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.



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