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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



**Berkhamsted**  
ASKING PRICE £450,000



# Berkhamsted

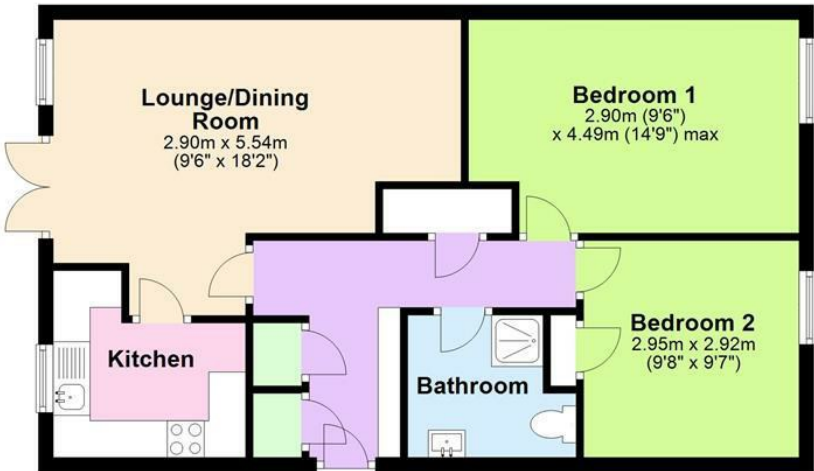
ASKING PRICE

£450,000

Set on the Northern fringe with views across the surrounding town and countryside is this two bedroom ground floor apartment. This would make an ideal first time purchase, lock up and leave for the down-sizer or superb buy to let investment (rental income circa £1650pcm). Presented in good decorative order and within easy walking distance of Berkhamsted town centre ,mainline station. the high street and glorious country and canal walks.



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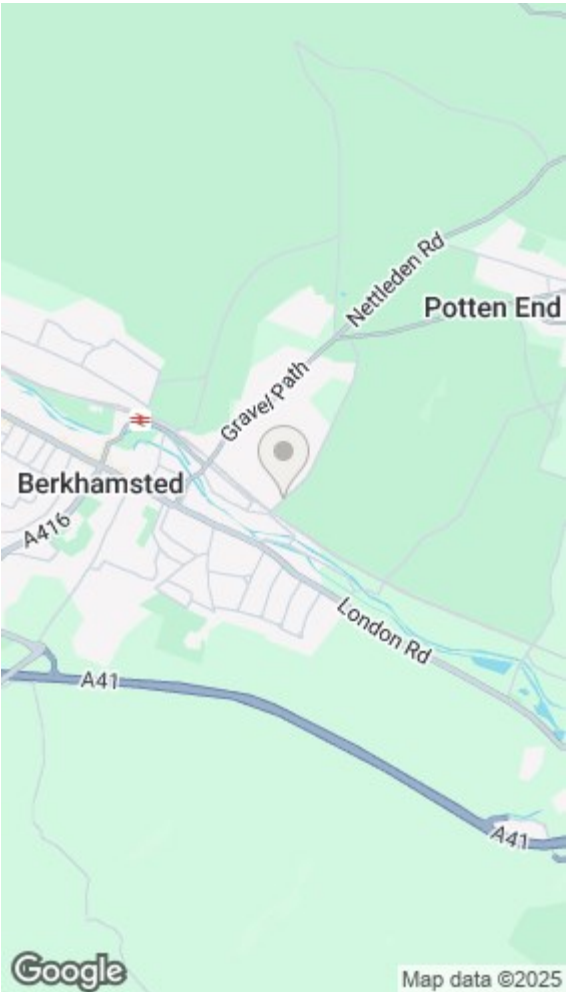


Ground Floor  
Approx. 84.8 sq. metres (912.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

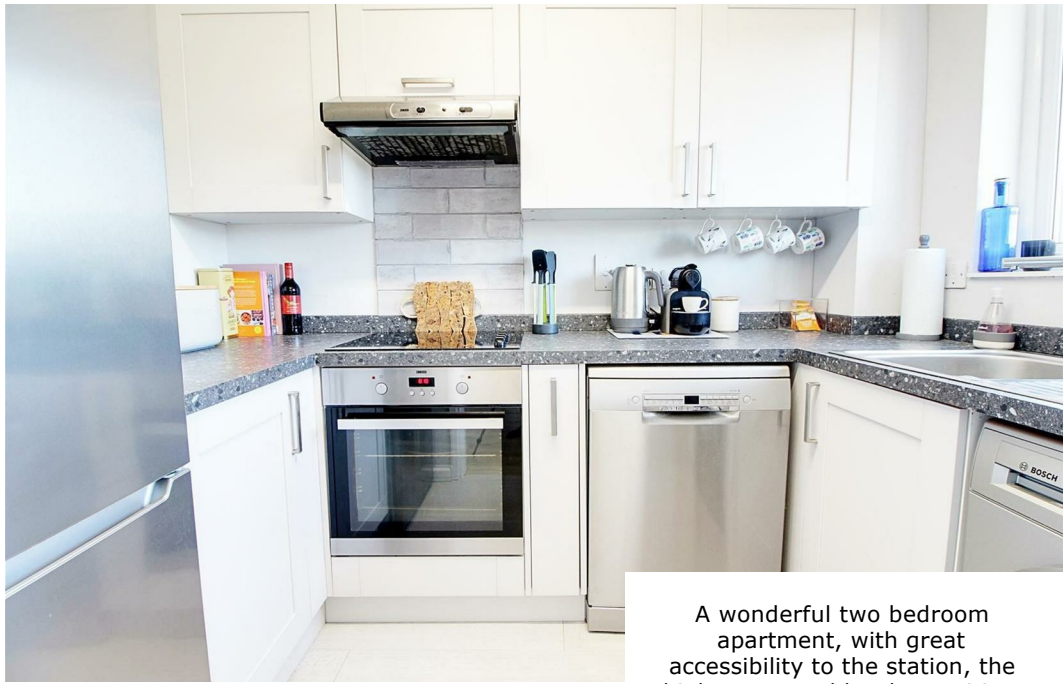


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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 wonderful two bedroom apartment, with great accessibility to the station, the high street and local amenities. This property has the added advantage of a garage and outside patio space.



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#### 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. 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.

#### Lease information

Approximately £1200 - £1500pa  
Ground Rent £100 pa  
Lease Length 151



#### Outside

The communal areas are impeccably maintained, with intercom access security door. To the outside, there is good size garage, plus additional parking for visitors.

#### 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.

#### Wining and 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, Giggling Squid, Zaza and The Highwayman, not to mention the independant cinema The Rex. There is 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.

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