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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Berkhamstead

GUIDE PRICE £350,000

Berkhamstead

GUIDE PRICE

£350,000

A rare chance to purchase centrally positioned apartment in the very heart of Berkhamsted town and boasting two good size bedrooms to include an ensuite to the principal bedroom and a separate bathroom off the hallway along side a magnificently proportion reception room with open plan and comprehensive kitchen space. NO CHAIN



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First Floor



Total area: approx. 56.5 sq. metres (607.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Town centre living at it's very best.



The Apartment
This ideally situated apartment is accessed via a secure entrance to the side of Cook & Butler, which leads in turn to a gated courtyard and the private entrance to the apartment. On entry, the high standard of presentation becomes immediately apparent. This is most so in the open planned kitchen/dining/sitting room, which has three feature sash windows and a stylish well-equipped kitchen.

The spacious master bedroom has a modern en suite shower room with a shower, vanity basin and WC. The second bedroom is towards the rear of the property and conveniently placed for the modern bathroom, which has a bath with a shower above, glass screen, wash basin and WC.

The property is further complimented by low voltage downlighting, attractive white painted panelled doors with chrome handles, secondary glazed sash window, loft storage and gas central heating which is served by a combination boiler.

We are advised that permit parking can be purchased via Dacorum Borough Council - you must make your own enquiries to this effect.

The Location
Berkhamsted's inspiring high Street has an eclectic mix of shops, restaurants, wine bars and public houses along with Waitrose, M&S and Tesco supermarkets. The mainline railway station is just a couple of minutes' walk away and serves London Euston in as little as 34 minutes.

Berkhamsted is surrounded by beautiful countryside, on the edge of the Chiltern Hills, including the National Trust administered Ashridge Estate and has the Grand Union Canal running through its centre. There is excellent access to surrounding areas via the A41 bypass providing a fast link to the M25 and the M1. Luton and Heathrow airports are just 17 and 27 miles respectively.

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Share Of Freehold/Leasehold/ EPC & Council Tax
Leasehold - 999 years from 15th December 2000
Ground Rent £250 per annum

Current Annual Buildings Insurance Contribution £251.74

EPC Rating D | Council Tax Band B

Parking: We are advised that, subject to availability, permit parking can be purchased via Dacorum Borough Council in the multi storey car park adjacent to the apartment. You are advised to make your own enquiries accordingly.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.
4. Please be aware we reserve the right to charge 1% plus VAT of the purchase price for sale progression management for any sale which is not agent represented ie private sale/ online with no sales progression.

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