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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Berkhamsted

## PRICE GUIDE

£475,000

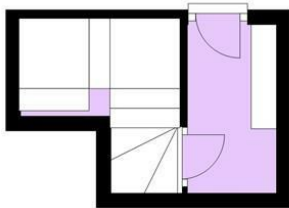
Located in the heart of Berkhamsted High Street close to all the amenities including restaurants, bars and only a short stroll to the mainline train station and boasting 3 bedrooms and 2 reception rooms. An absolute must see. Chain free sale.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

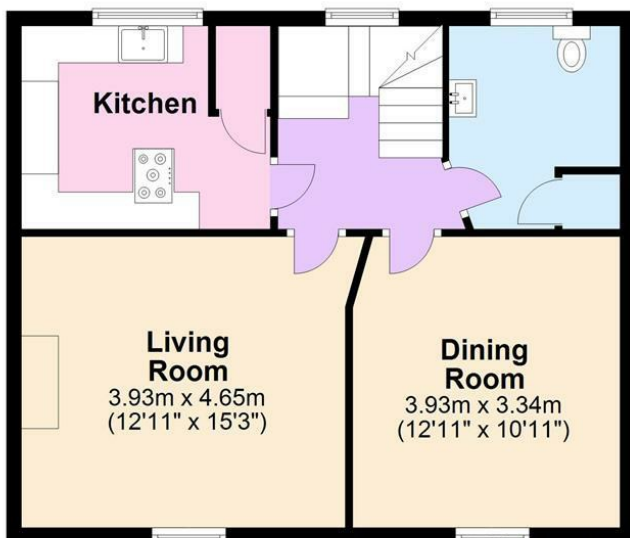
### Ground Floor

Approx. 6.6 sq. metres (70.9 sq. feet)



### First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



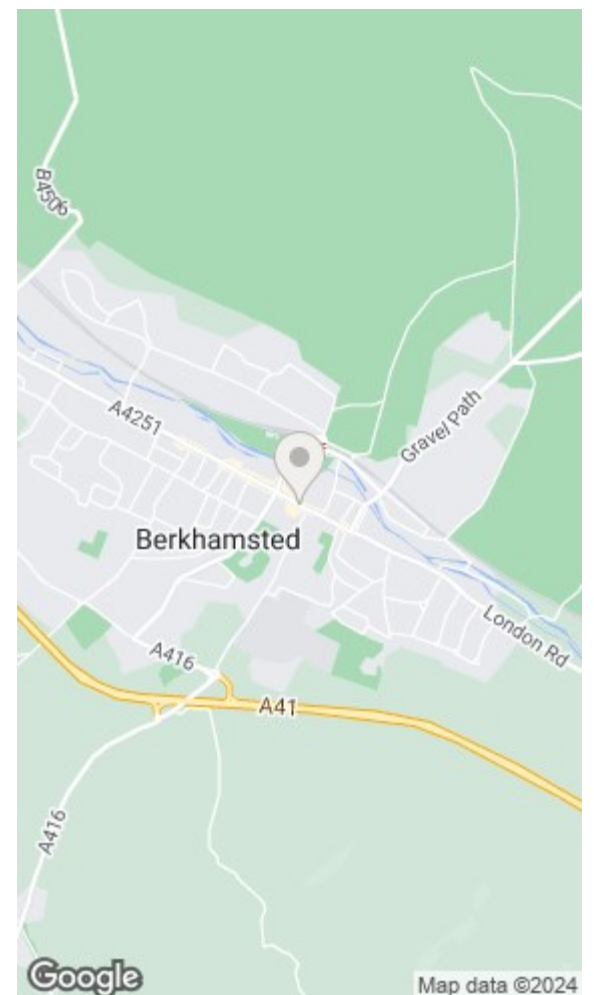
### Second Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 116.1 sq. metres (1249.9 sq. feet)

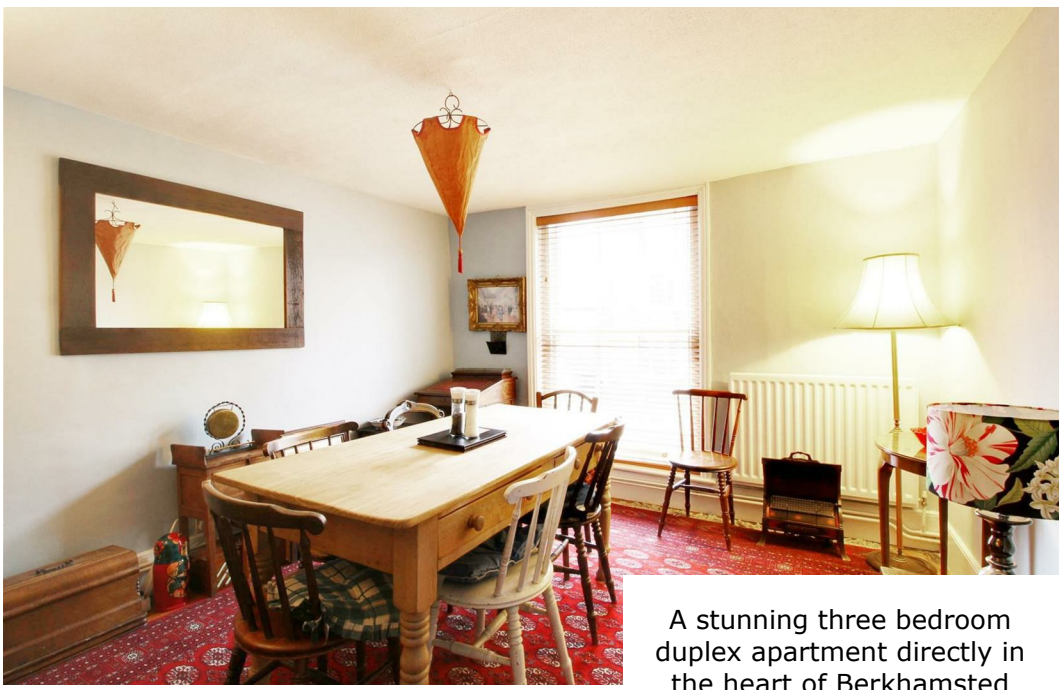
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>76</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (39-60) <b>C</b> (15-60) <b>D</b> (19-54) <b>E</b> (11-28) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>63</b>

England & Wales EU Directive 2002/91/EC





A stunning three bedroom duplex apartment directly in the heart of Berkhamsted High Street with period features throughout. No upper chain.



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#### Ground Floor

A private front door opens to a lovely spacious entrance hall. A door opens to stairs which rise to the first floor.

#### First Floor

A spacious first-floor landing area has a window to the rear and stairs rising to the first floor. Solid wood doors open to all first-floor accommodation with both the reception rooms positioned at the front of the property providing elevated and far-reaching views over the bustling and vibrant High Street of Berkhamsted. The living room is full of character with exposed timber beams and an open grate fireplace. The kitchen overlooks the rear and is fitted with a range of base and eye-level units with an integrated oven and six-ring hob. A spacious first-floor cloakroom with fitted cloaks cupboard completes this level.

#### Second Floor

The second floor has three double bedrooms and a fitted bathroom comprising three-piece suite to include corner bath, WC, and washbasin.

#### Lease Information

976 Year lease!  
£100 pa - Ground Rent.  
£850 pa (TBC) - Service Charge/Maintenance/Building Insurance.

#### 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.

#### Education In The Area

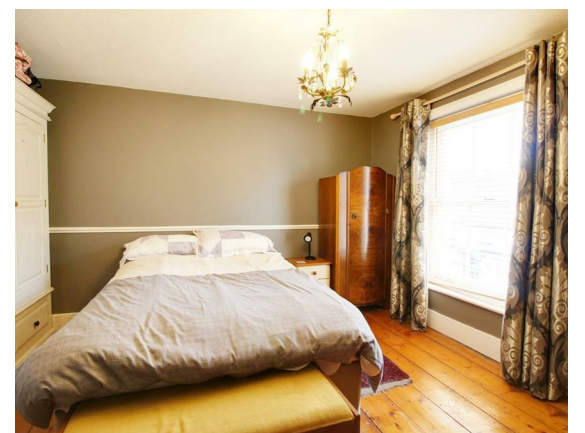
There are a number of excellent schools in the area including Berkhamsted Independent School for Boys and Girls, Merchant Taylors for Boys, Heatherton House, Royal Masonic School, and Wycombe Abbey School for Girls. There is also the world-famous Ashridge Management College and Tring Park Performing Arts School.

#### 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 principle.
  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 account 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 unless we are in receipt of all the above outlined information.



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