



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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
ASKING PRICE £350,000

Berkhamsted

ASKING PRICE

£350,000

Benefiting from lift access Sterling presents a well presented one bedroom retirement home with wonderful communal areas both inside and out.



www.sterlinghomes.co.uk



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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	





One bedroom retirement apartment within Berkhamsted on a level walk to the high street.



Ground Floor Apartment
An entrance hall welcomes you into this wonderful apartment leading you into all rooms. The main reception room is measuring 19ft in length and is large enough to accommodate a couple of sofas and a dining table. The main reception room has a door leading directly onto the stunning communal garden with a small patio area. The living room gives access to a modern kitchen with fitted appliances to include stainless steel front oven and hob with extractor, separate integrated fridge and freezer.

The main bedroom is a spacious double bedroom with double sliding wardrobe which overlooks the peaceful communal garden.

The bathroom includes a white 3-piece suite to include a double shower wash hand basin inset into a vanity style unit and low-level W.C.

About Sheldon Lodge
Set within beautiful landscaped grounds and located on the high street of Berkhamsted, Sheldon Lodge is a delightful development of 48 one and two bedroom retirement apartments. Outside there is parking for the residents as well as visitors spaces for anyone popping by.



www.sterlinghomes.co.uk

Social and Communal Lifestyle
Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from coffee mornings, afternoon tea, to fitness classes, giving you the chance to socialise as much as you like throughout the year. There is also access to a fully equipped laundry room on site.

Safety and Security
The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.



www.sterlinghomes.co.uk