







### Description

Sterling are delighted to offer this spacious top floor apartment to the open market. The property is being sold with no upper chain and has wonderful far-reaching views from the private balcony which is directly accessed from the fitted kitchen. The main reception room is of excellent proportions and boasting a dual aspect natural light absolutely floods this space. Both the bedrooms are of excellent double proportions and are well served by the main bathroom. We believe this would make an excellent first-time purchase or buy to let investment.

### Situation

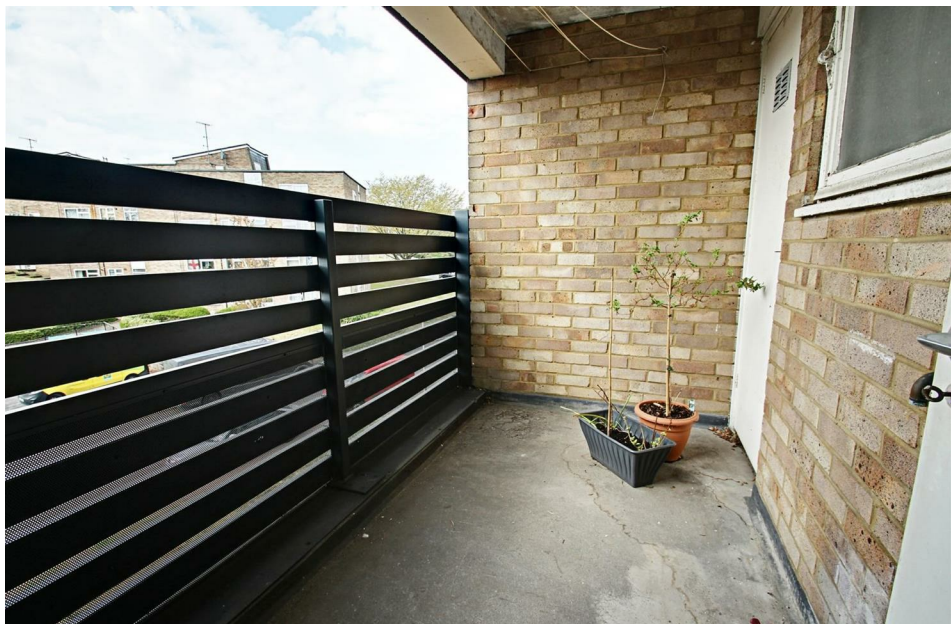
Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Marks & Spencer and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

#### Agents Information For Buyers

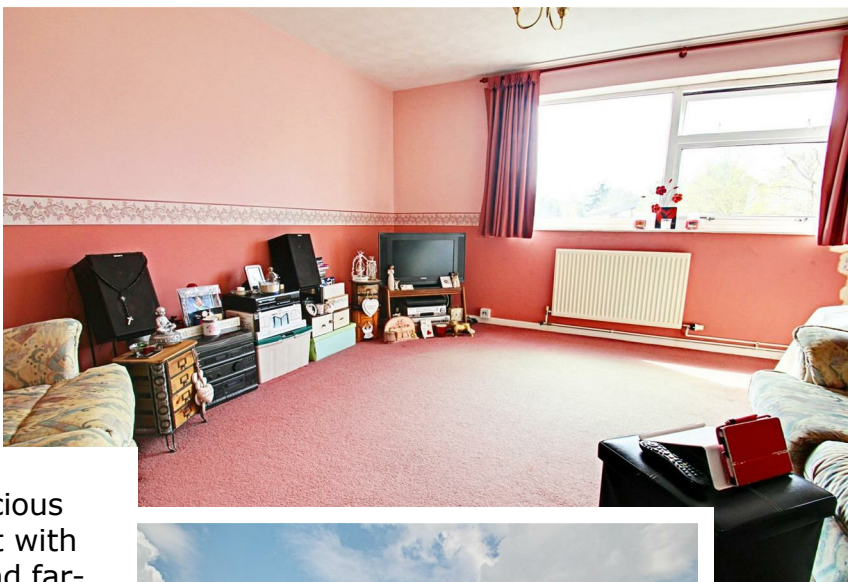
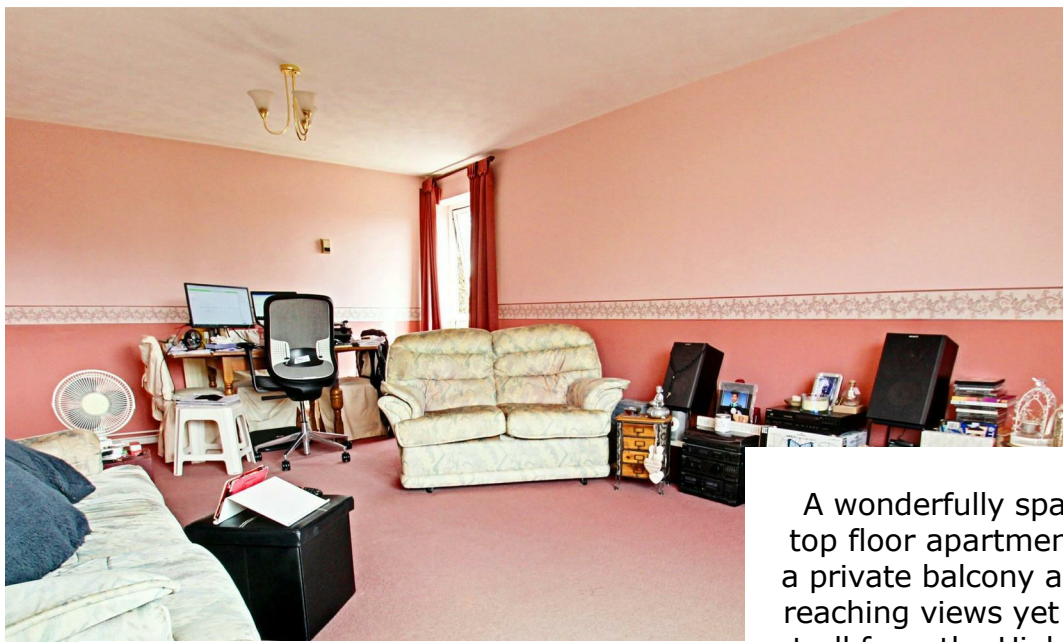
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

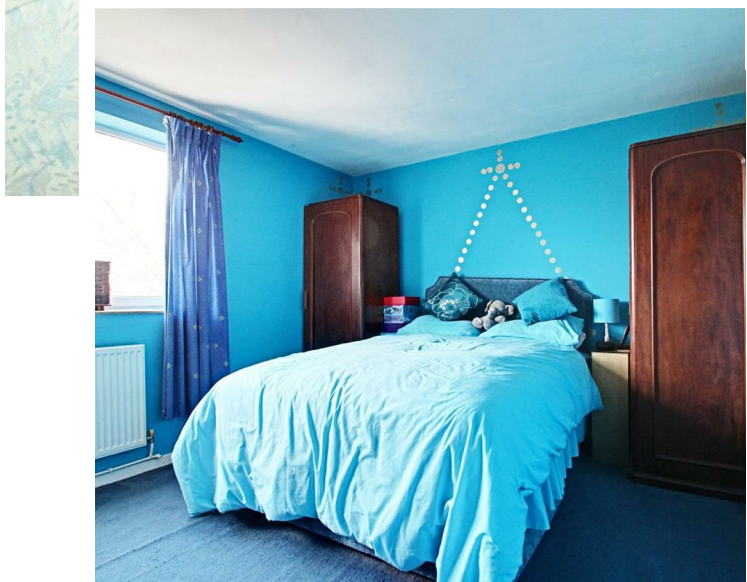
1. Copy of your mortgage agreement in principle.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank account the most up to date balances.
  3. Passport photo ID for ALL connected purchasers 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.



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



A wonderfully spacious top floor apartment with a private balcony and far-reaching views yet only a stroll from the High Street and Station.



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