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Berkhamsted

PRICE GUIDE £400,000

Temptation comes in many forms...

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Berkhamsted

PRICE GUIDE

£400,000

A rare chance to purchase a wonderful and spacious ground floor apartment in a peaceful canalside setting right in the centre of Berkhamsted. The property has 2 double bedrooms, 2 bathrooms and a lovely open plan reception space. Doors open to a private terrace with communal gardens beyond. Parking and garage make this a rare find!

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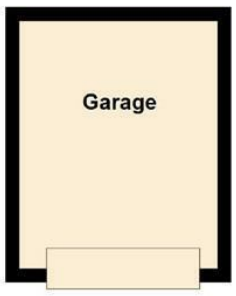

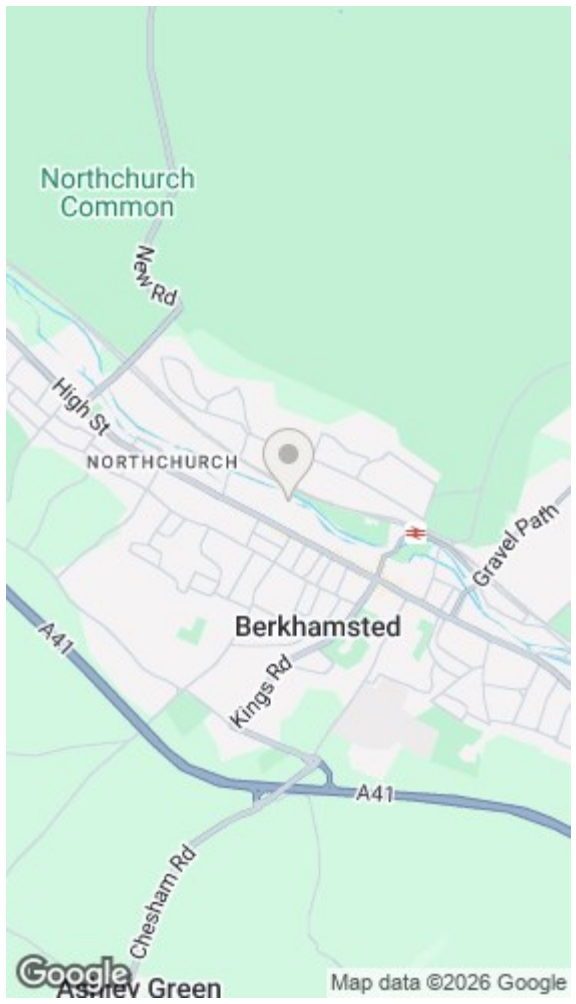

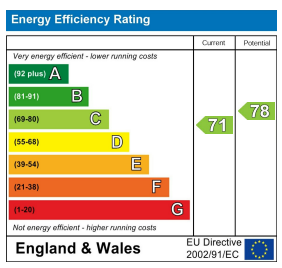

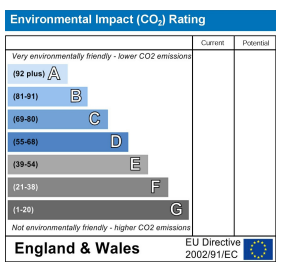

Total area: approx. 948.4 sq. feet

All measurements are approximate.
Plan produced using PlanUp.

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★★★★★

“I’m so glad I chose Sterling as my main agent”

Christine Coates

www.sterlinghomes.co.uk

A rare chance to purchase a canalside ground floor apartment with private terrace, garage and parking.

The Apartment
Sterling are pleased to offer for let this spacious newly redecorated two bedroom ground floor apartment with off road parking set in a stunning canal side position and situated within easy reach of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, spacious open plan reception/dining room with doors opening to a private covered terrace which offers direct access to your very own private terrace & communal gardens, modern fitted kitchen with appliances, family bathroom, two well apportioned bedrooms, the master benefitting from en suite shower room. In addition to the off road parking space this delightful apartment also benefits from a garage, gas central heating and new fitted carpets.

The Location
Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

There is a good range of leisure facilities in the area. There is walking and riding just minutes away in the surrounding countryside and on the National Trust`s 5,000 acre Ashridge Estate, while nearby golf courses include Ashridge, Berkhamsted and The Grove. The area offers excellent schooling, including Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts. Berkhamsted offers a wide range of shopping, from independent boutiques to national names such as Waitrose and M&S Simply Food. The larger towns of Hemel Hempstead and Watford offer wider facilities. Milton Keynes and London are both easily accessible too.

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.

Lease Information
Share of Freehold. All three flat owners are sole directors and equal shareholders in the management company which owns the Freehold. The lease is 169 years from June 2017.

Service charge of approx. £80 per month which includes the building insurance.