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you to **sell** or **let** your property?
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Temptation comes in many forms...



Berkhamsted

£325,000

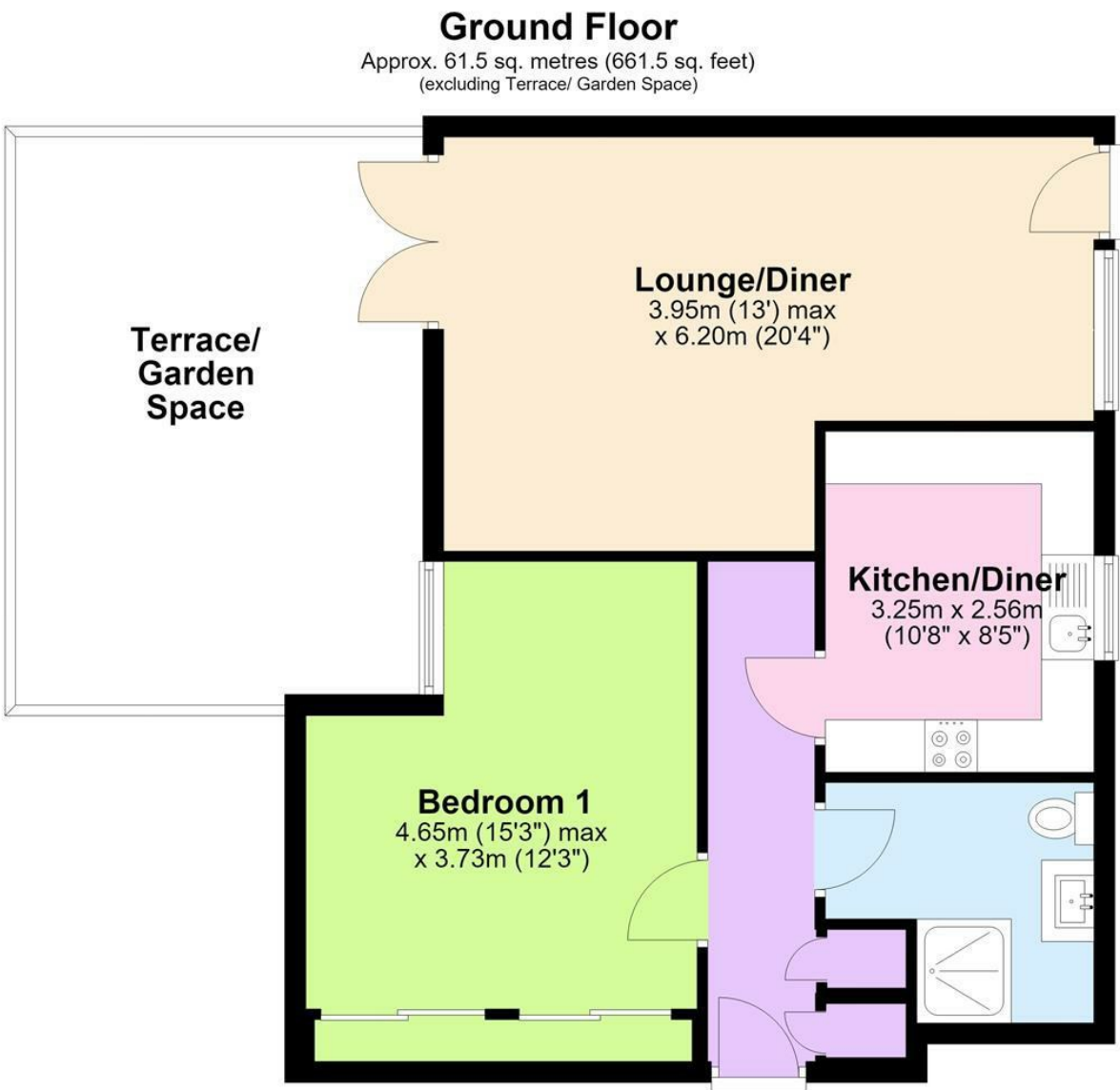
Berkhamsted

£325,000

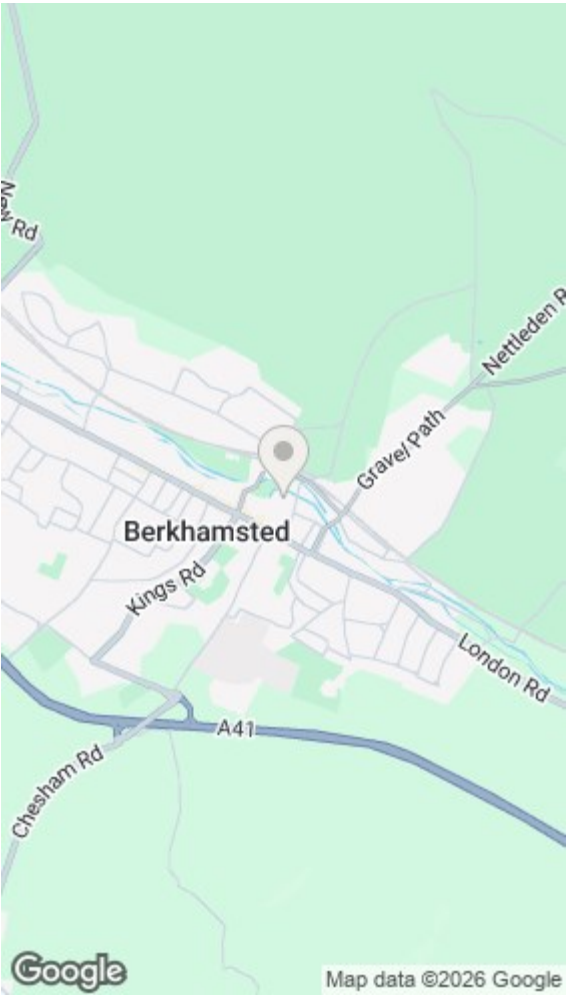
You want the best of both worlds: a peaceful setting, yet just a stone's throw from the town centre, with shops, restaurants, and the train station all within easy walking distance. You want a spacious ground floor apartment. You want French doors opening onto a private terrace and attractive communal gardens and allocated plus visitor parking.



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Total area: approx. 61.5 sq. metres (661.5 sq. feet)

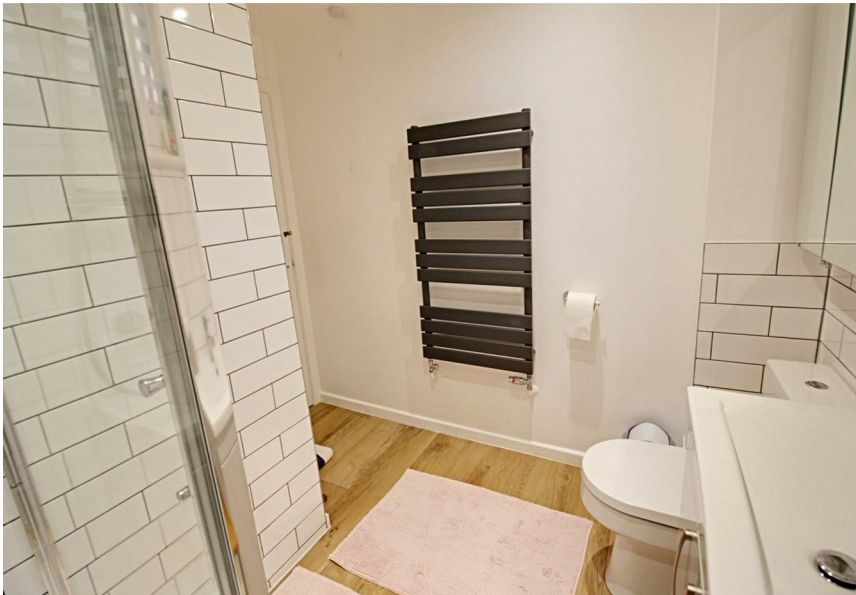


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





Ground floor
apartment with direct
access to terrace and
gardens alongside
allocated parking.



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The Apartment
As you step into the hallway, you are greeted by a warm and spacious living/dining room with polish wooden flooring and neutral colours, perfect for relaxing and entertaining guests. Patio doors lead out to the terrace and gardens. The well-designed layout encompasses a thoughtfully arranged living space, making it an ideal setting to unwind.

The bright kitchen is fitted with dove grey cabinets, integrated appliances and enhanced with complementary tiled splashbacks and flooring the kitchen is also large enough to accommodate a bistro table and chairs.

The flat boasts a comfortable bedroom adorned with fitted wardrobes, providing ample storage for your belongings. This cleverly designed feature ensures that your living space remains clutter-free and organized, enhancing the overall ambience of the property. Of further note there is scope to section off the dining space to create a second bedroom with independent access from the outside. Additionally, the modern bathroom offers a stylish and contemporary space, equipped with all the necessary fixtures and fittings to meet your everyday needs.

For added convenience, allocated parking is available, ensuring that you always have a dedicated space to park your vehicle. This feature eliminates the hassle of searching for parking and provides peace of mind for residents. We believe this apartment is the perfect lock up and leave or for a downsizer wanting peace and tranquillity yet easy access to the vast amenities on offer in Berkhamsted.

Lease Information
GROUND RENT AND MAINTENANCE CHARGE
£800 per year

LENGTH OF LEASE
149 years left

The Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

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.



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