



www.sterlinghomes.co.uk

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

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...



sterling
select homes



sterling
select homes



Berkhamsted

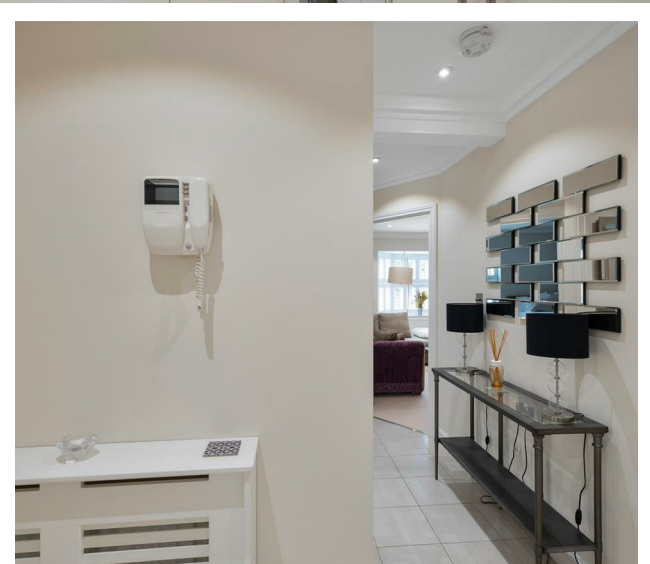
OFFERS IN EXCESS OF £550,000

Berkhamsted

OFFERS IN EXCESS OF

£550,000

****LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES****A chance to purchase an immaculately presented apartment close to the town centre and local amenities boasting both allocated parking and excellent size garage with stunning communal gardens making this property the perfect lock up and leave!

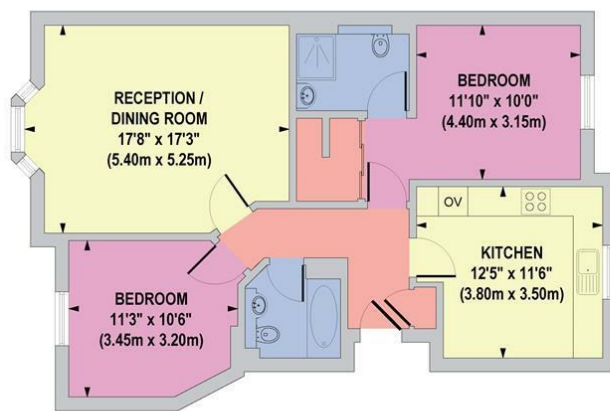
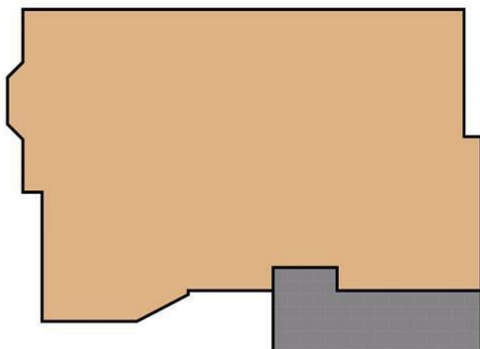


www.sterlinghomes.co.uk

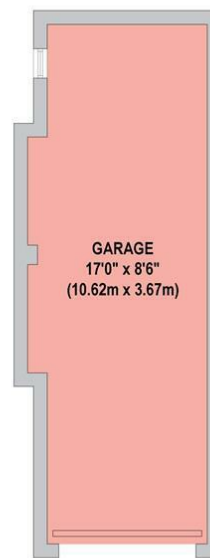
DEANS LAWN

BERKHAMSTED

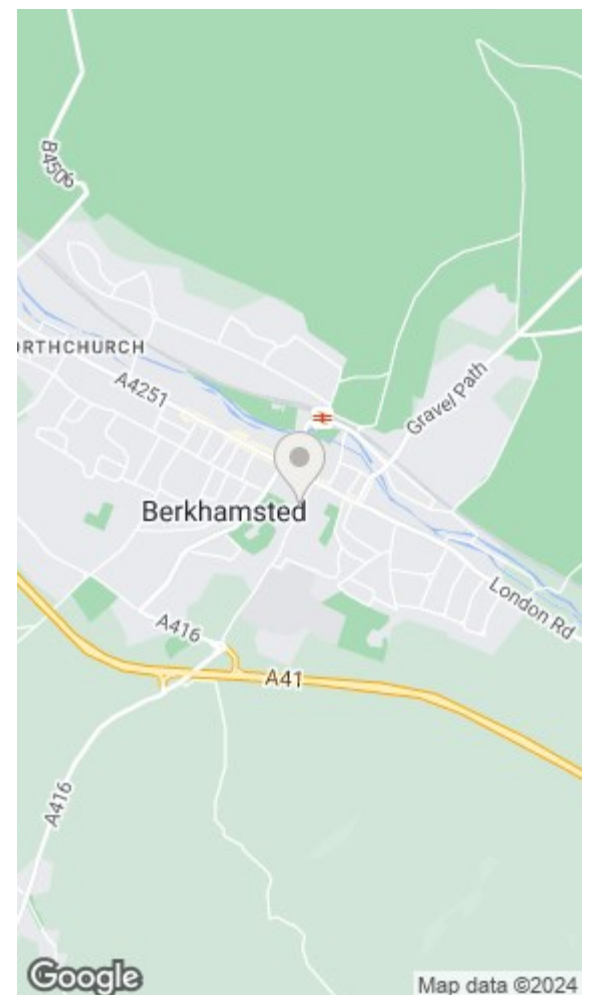
Approximate Gross Internal Floor Area
1250 sq. ft / 112.89 sq. m (Including Outbuilding)
821 sq. ft / 76.32 sq. m (Excluding Outbuilding)



MAIN FLOOR



OUTBUILDING



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com

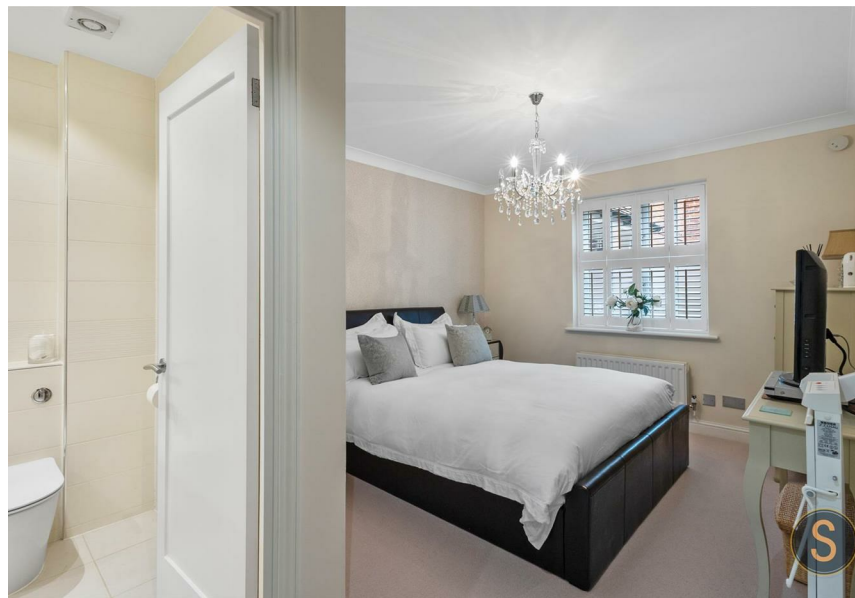
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	73	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	

England & Wales E.U. Directive 2002/91/EC





A wonderful apartment boasting a garage and offered for sale in immaculate decorative order.



www.sterlinghomes.co.uk

The Apartment
Steps leading to an entrance foyer to all floors, the front door opens to an exceptionally spacious entrance hall which has doors opening to all accommodation and to the main bathroom which has been fitted with a luxuriously appointed three piece suite including a shower screen and shower attachment over the bath, wash basin with vanity unit under and a low level wc. The kitchen/breakfast room has been refitted to a high standard to include integrated appliances with space and plumbing for washing machine and dishwasher. The living/dining room has a lovely bay window which allows light to flood this space which is complimented further by a range of recessed downlighters to the ceiling. There are two double bedrooms with the main bedroom benefitting from a ensuite shower room.

Outside
The communal areas are impeccably maintained, with lift access to all floors. To the outside, there is allocated parking, a good size garage, plus additional parking for visitors and enjoyable communal gardens, all of which have been beautifully maintained.

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. A stones throw from the property is the High Street which 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.

Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and The Highwayman there's something for everyone for every occasion! There are a host of wine bars, cocktail bars, champagne bars and traditional public houses to wet your whistle!

Transport Links

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.

Agents Information For Buyers

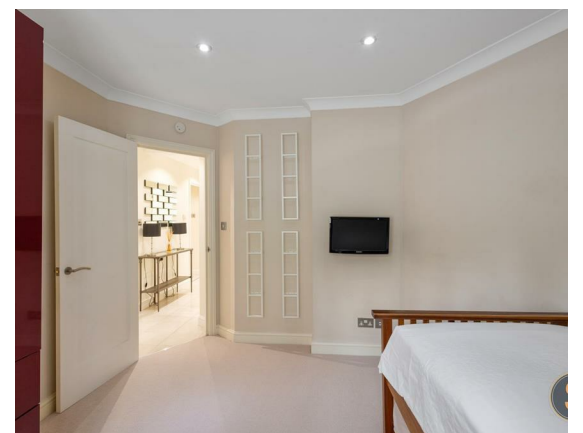
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



www.sterlinghomes.co.uk