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Berkhamsted

OFFERS IN EXCESS OF

£385,000

A large ground floor apartment with French doors opening from the living room to a private garden space. Offered for sale with vacant possession and no upper chain the property has a wonderful, open plan kitchen/dining/ living room, with triple aspect windows/French doors. 2 bedrooms and 2 bathrooms.



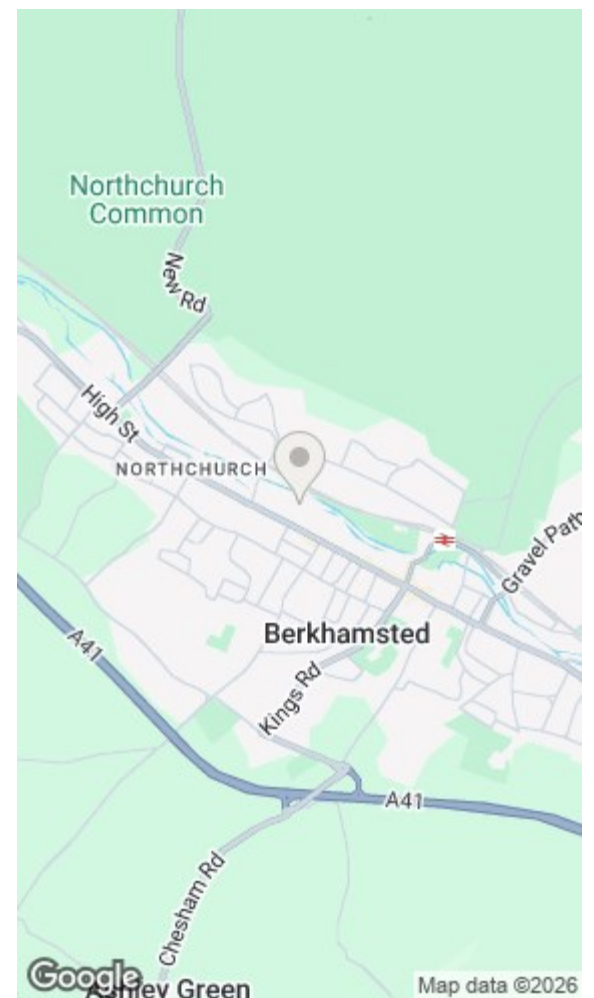
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Ground Floor

Approx. 77.6 sq. metres (835.4 sq. feet)

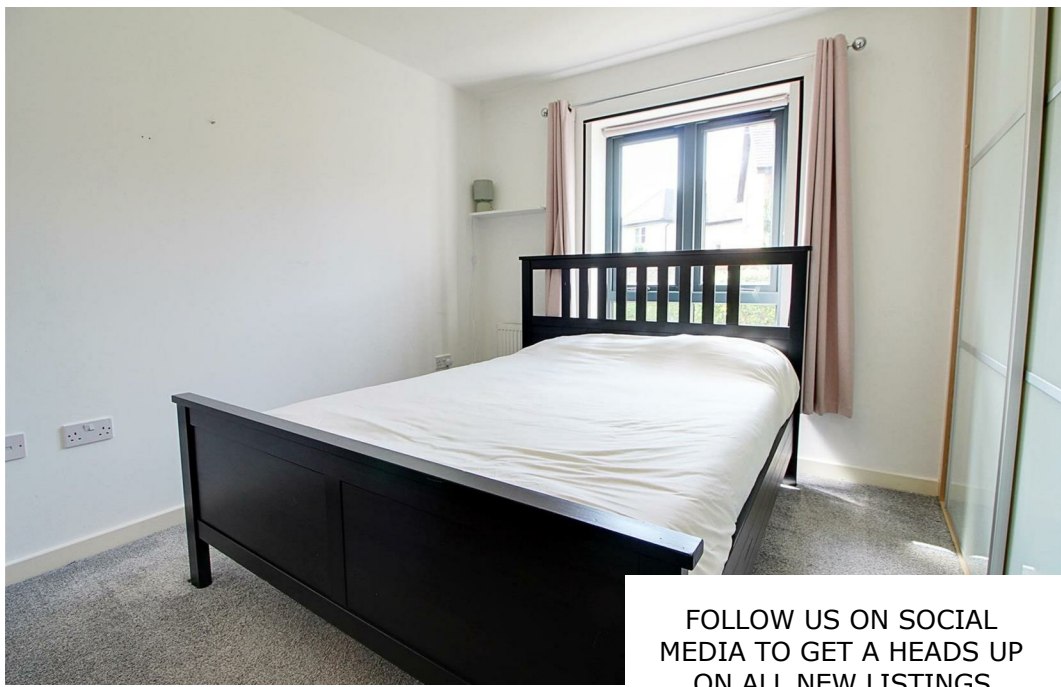


Total area: approx. 77.6 sq. metres (835.4 sq. feet)



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	
79	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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The Property

This superb, two double-bedroom, two bathroom ground floor apartment is ideally situated just a short walk from the canal, town centre and train station. This stylish property offers well-presented, light and spacious living accommodation including an open-plan kitchen/dining/living room, with the added benefit of dual French doors which lead out to patio areas, ideal to enjoy views of the River Bulbourne. The principal bedroom boasts an en suite shower room and a built-in wardrobe, while the second double bedroom, also benefits from a built-in wardrobe, is served by the modern principal bathroom. Externally, there is a private garden area an allocated parking space, visitors parking and a cycle store.

Leasehold

TENURE: Leasehold (term: 150 years from 1 June 2007)

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.

Links For Commuting

Today, the town is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

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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, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible too.

Agents Information For Buyers

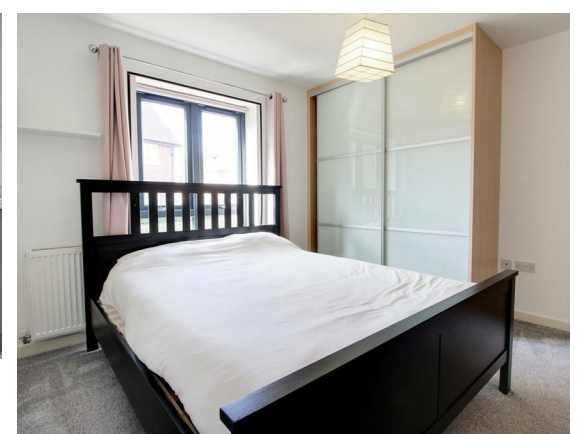
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please 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. 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, completed AML checks and proof of funds.

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