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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...



**Berkhamsted**  
OFFERS OVER £285,000



# Berkhamsted

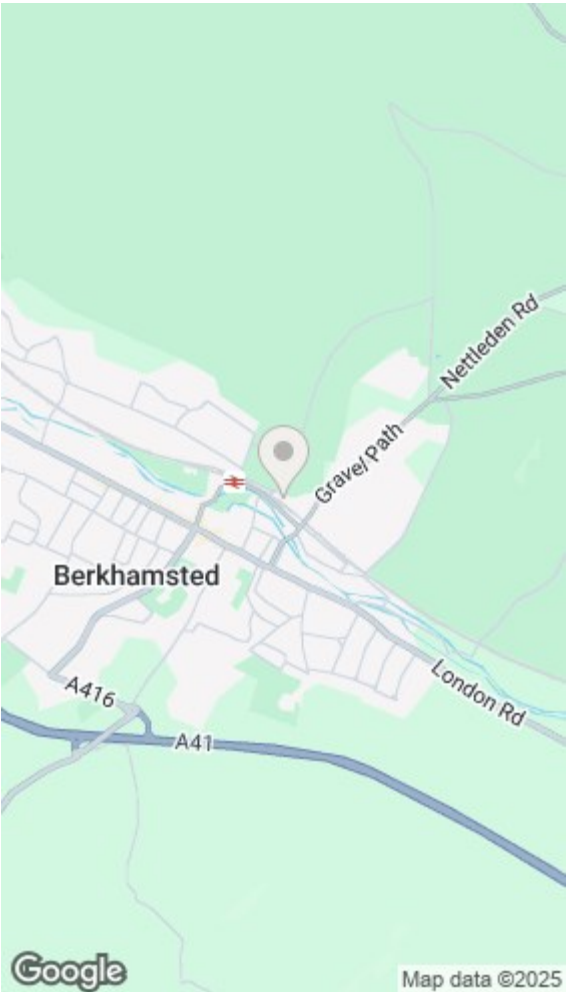
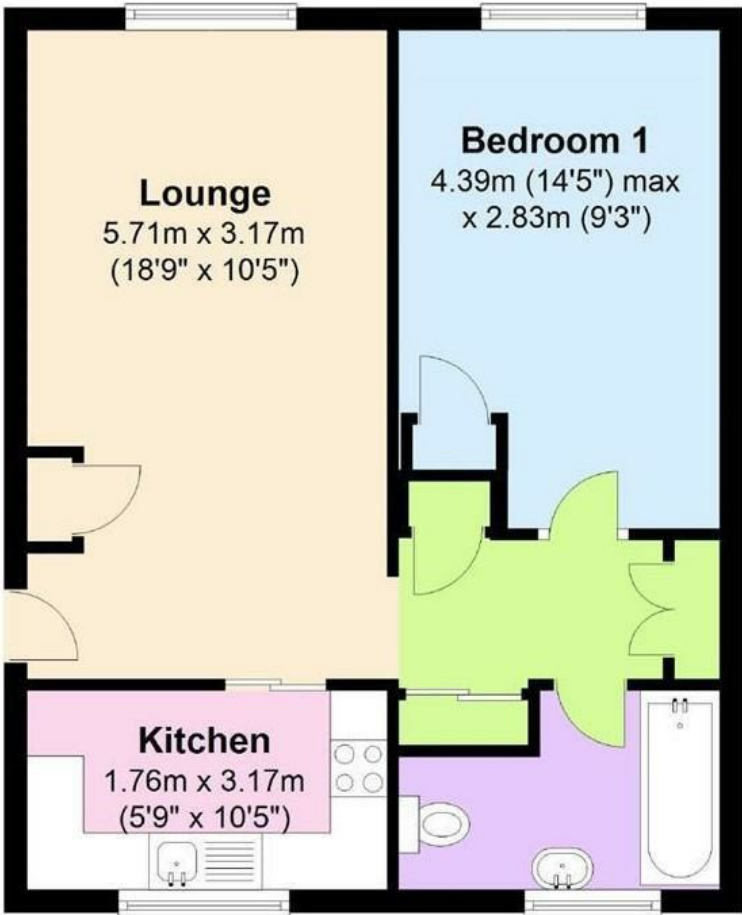
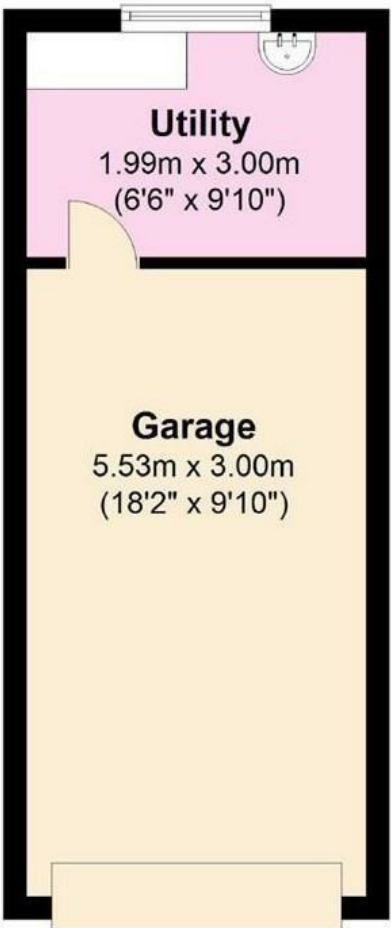
OFFERS OVER

£285,000

Located only minutes walk from both the mainline Train Station and the High Street and offered for sale with vacant possession and no upper chain. A glorious and spacious one bedroom first floor apartment boasting its own garage with attached utility room and offered for sale in excellent decorative order throughout.



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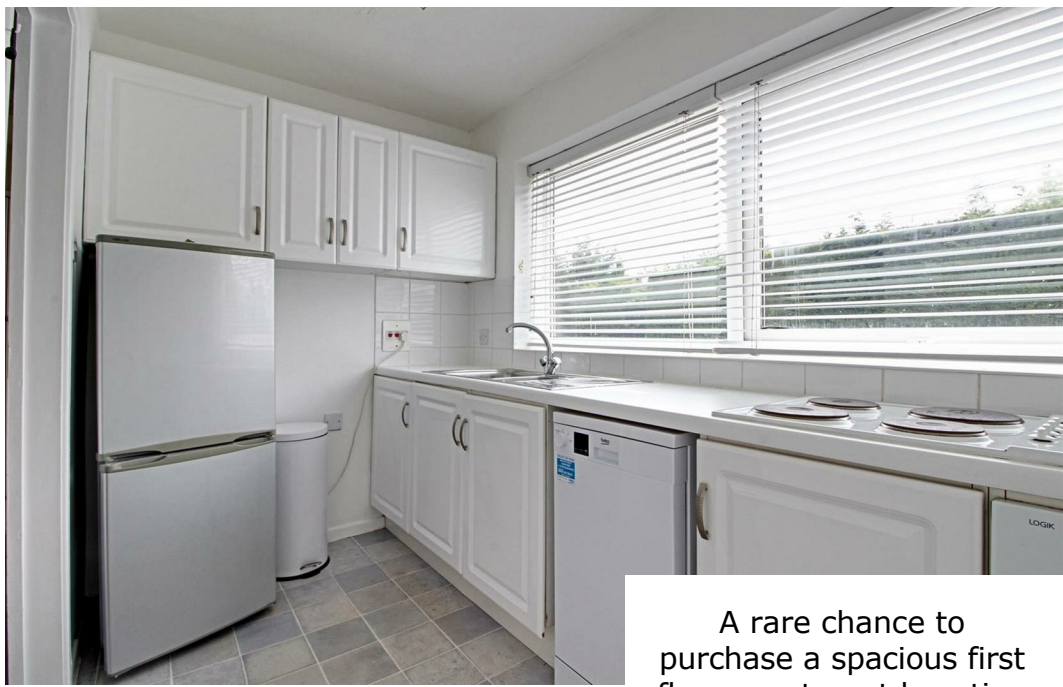
Total area: approx. 46.1 sq. metres (496.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	









A rare chance to purchase a spacious first floor apartment boasting a single garage with utility room!



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#### The Apartment

The front door opens to a spacious, light and airy living/dining room which has a window to the front with lovely country views. From here a sliding door opens to a refitted kitchen which has a window to the rear and is fitted with a range of base and eye level units with roll top work surface over and several drawer units under. An inner lobby which has three floor to ceiling cupboards has a door opening to the bedroom and a door to the bathroom which is fitted with a white three piece suite to include a bath with shower unit over. The bedroom also boasts a lovely outlook over countryside to the front.

#### The Outside

There are a number of guest and occupier parking spaces and a lovely well maintained communal garden to the front which is mainly laid to lawn with a characterful retaining brick wall and a number of specimen trees. The apartment benefits from a single garage with power and light and door opening to a utility room space.

#### Lease Information

999 years technically freehold as all part of management company.

No ground rent

Service charge £120 pcm

#### 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. White Hill Court is only 5 minutes walk from the train station, town centre or the well regarded schools - it is a really central location!

#### Local Amenities

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.

#### Wining & Dining

A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs, wine bars and restaurants and popular favourites such as Pizza Express, Giggling Squid, Zaza and Lushmans there's something for everyone for every occasion.

#### Sporting Interests

Sporting and leisure activities are well catered for in the Berkhamsted area with the Everyone Active sports centre under half a mile\* from the property providing swimming pool facilities, sports courts and a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside

#### Travel 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

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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