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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...



Berkhamsted

ASKING PRICE £300,000

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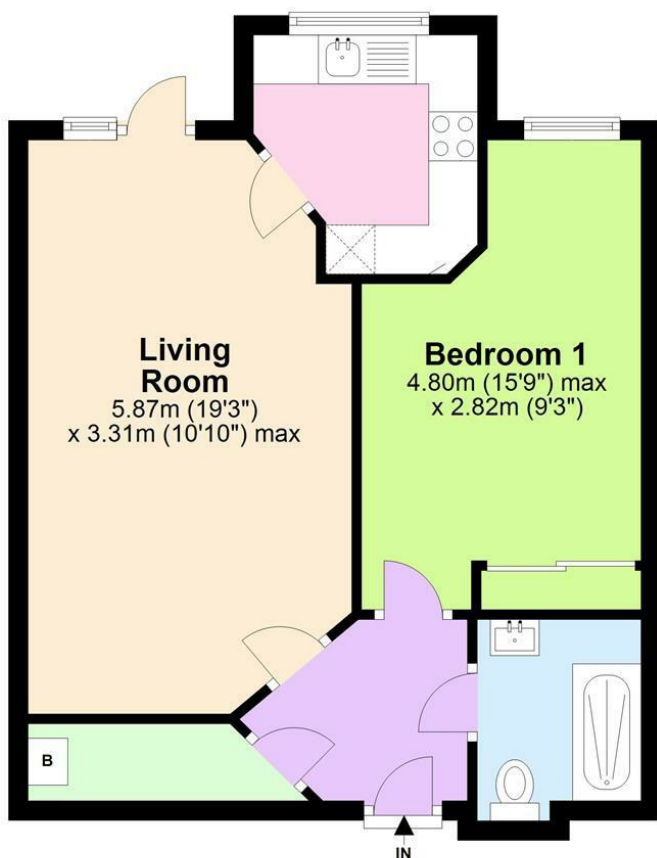
Benefiting from lift access Sterling presents a well presented one bedroom retirement home with wonderful communal areas both inside and out.



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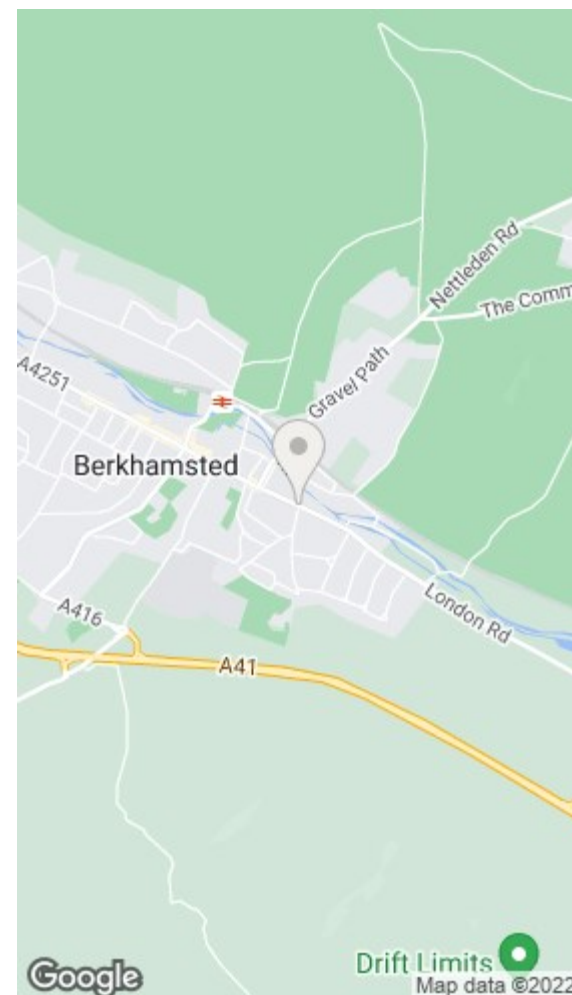
## Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78		

England & Wales EU Directive 2002/91/EC





One bedroom retirement apartment within Berkhamsted on a level walk to the high street.



**Ground Floor Apartment**  
An entrance hall welcomes you into this wonderful apartment leading you into all rooms. The main reception room is measuring 19ft in length and is large enough to accommodate a couple of sofas and a dining table. The main reception room has a door leading directly onto the stunning communal garden with a small patio area. The living room gives access to a modern kitchen with fitted appliances to include stainless steel front oven and hob with extractor, separate integrated fridge and freezer.

The main bedroom is a spacious double bedroom with double sliding wardrobe which overlooks the peaceful communal garden.

The bathroom includes a white 3-piece suite to include a double shower wash hand basin inset into a vanity style unit and low-level W.C.

**About Sheldon Lodge**  
Set within beautiful landscaped grounds and located on the high street of Berkhamsted, Sheldon Lodge is a delightful development of 48 one and two bedroom retirement apartments. Outside there is parking for the residents as well as visitors spaces for anyone popping by.



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**Social and Communal Lifestyle**  
Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from coffee mornings, afternoon tea, to fitness classes, giving you the chance to socialise as much as you like throughout the year. There is also access to a fully equipped laundry room on site.

**Safety and Security**  
The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.



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