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



Berkhamsted

ASKING PRICE £375,000

Berkhamsted

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£375,000

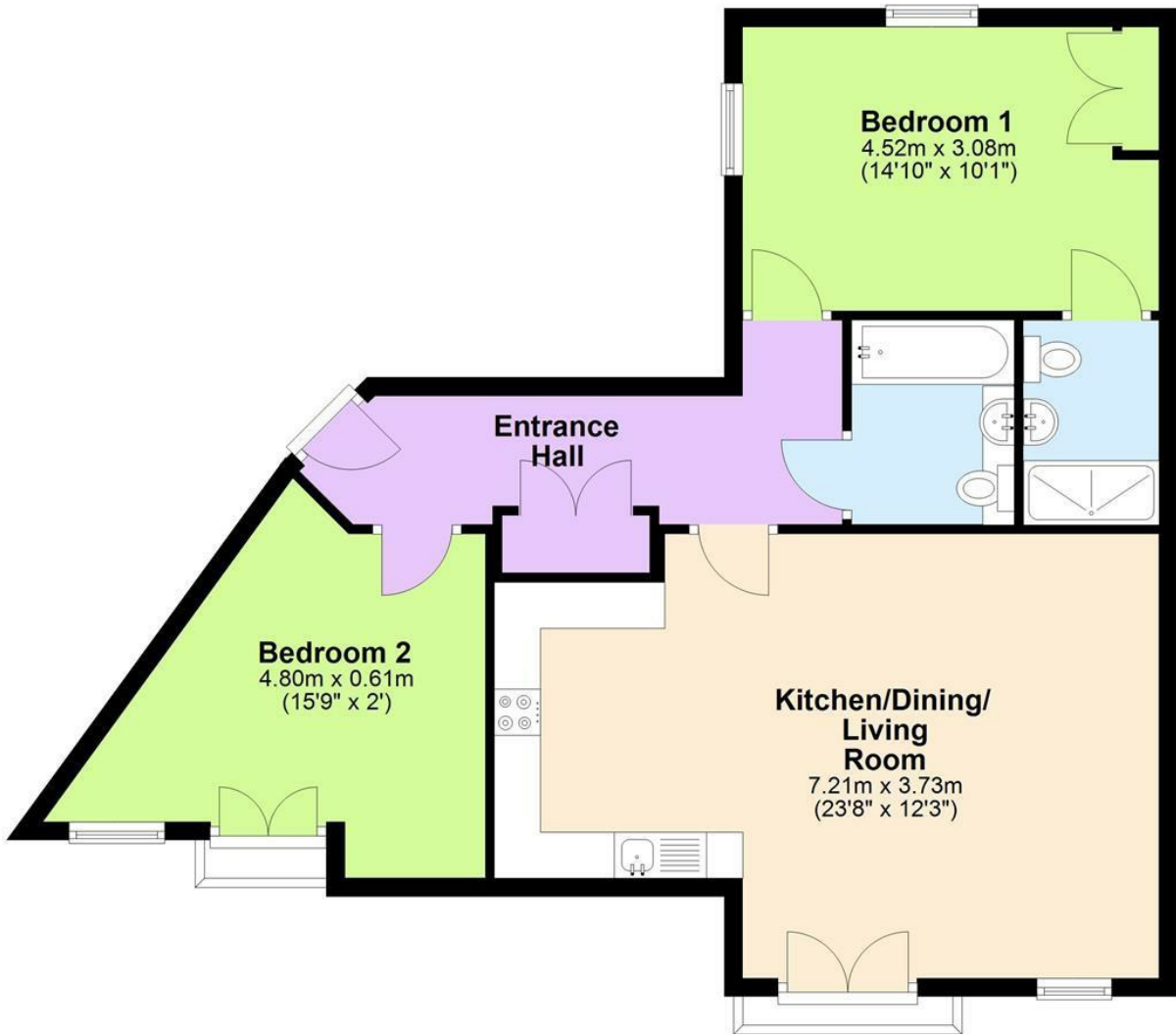
Located just outside the vibrant High Street of Berkhamsted Town and offered for sale with no upper chain and boasting two Juliette balconies and a stunning open plan kitchen/dining/living room. Boasting allocated parking, two double bedrooms and ensuite to the master.



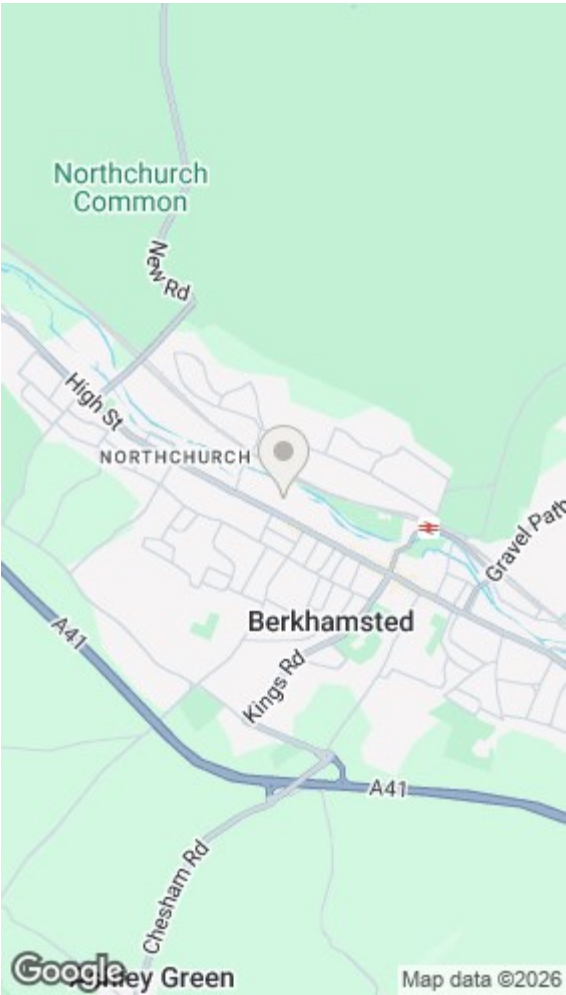
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First Floor

Approx. 74.1 sq. metres (797.7 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 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	





A realistically price
apartment sold with
vacant possession and
no upper chain.



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The Apartment

The apartment is stylishly presented to a high standard throughout and offers bright and spacious accommodation. From the top floor landing, the front door opens into a good size entrance hall, with loft access, with all rooms leading off. There is a bright and spacious open plan kitchen, sitting and dining room, which is 23'0 x 15'10 overall, and has a Juliet balcony.

The kitchen comprises of floor and wall mounted fitted units with complementary work surfaces and integrated appliances, including a dishwasher, fridge/freezer and a Bosch electric double oven/grill with four burner gas hob and stainless steel splashback with extractor hood over, ceramic flooring and recessed halogen ceiling spotlights.

The master bedroom is dual aspect, with windows to both the side and rear, and has fitted wardrobes across one wall. There is an en suite shower room, comprising of a shower enclosure with glass sliding door and fitted thermostatically controlled shower, low level WC, wash hand basin, chrome ladder towel rail/radiator and a shaver socket. Bedroom two is also a double room and has a Juliet balcony. The family bathroom comprises of a white suite with panel enclosed bath and separate shower over, low level WC with concealed cistern and a wash hand basin.

Outside

There is allocated parking for one car and a bicycle store. The Grand Union Canal is a few minutes walk away from the property.

Lease Information

Current lease length: 133 years remaining

Service charge: Approx £1,600 p/a

Ground rent: Approx £400 p/a

The Location

Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities.. Milton Keynes and London are both easily accessible via the M1. There is a good range of leisure facilities in the area including walking and riding just minutes away in the surrounding countryside and on the National Trust's 5,000 acre Ashridge Estate (around 3 miles away), while nearby golf courses include Ashridge, Berkhamsted and The Grove.

Transport Links

Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline 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), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

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. 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.

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

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