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



Berkhamsted
OFFERS IN EXCESS OF £400,000

Berkhamsted

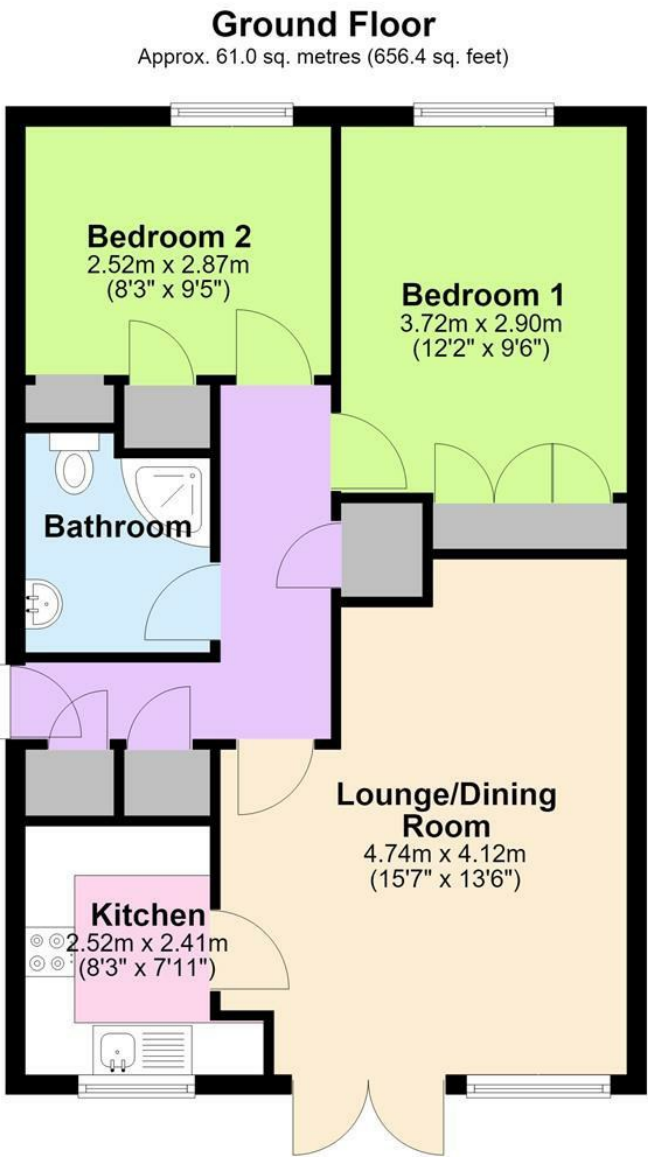
OFFERS IN EXCESS OF

£400,000

Sterling are delighted to offer a stunning ground floor apartment with large private and fully enclosed terrace directly access from French doors off the living room and with lovely views over the valley of Berkhamsted. 10 minute walk to the High Street & Station and boasting parking and garage with electric up and over door and storage into the roof eaves.



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Total area: approx. 61.0 sq. metres (656.4 sq. feet)



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





Private, enclosed terrace with lovely views directly accessed from the living room.



The Apartment
The front door opens to a spacious entrance hall which has three large full height cupboards providing excellent storage and doors opening to all accommodation. The living/dining room has French doors opening to your very own private and fully enclosed terrace of superb proportions making the ideal space for al fresco entertaining long into the summer nights since it also benefits from a South/West facing aspect. From the reception room you lead straight through to the kitchen which has been refitted to an excellent standard to include a range of base and eye level units, an integrated stainless steel oven with hob and extractor and a window to the front to admire the views over the valley of Berkhamsted and beyond! Both the bedrooms are overlooking the front of the property and are well served by a refitted shower room.

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.

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.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquility of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

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Lease Information
147 Years remaining on the lease.
NO Ground rent.
Only £560 pa service charge (£46.66 pcm)

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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