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Berkhamsted

OFFERS IN EXCESS OF £350,000



Temptation comes in many forms...

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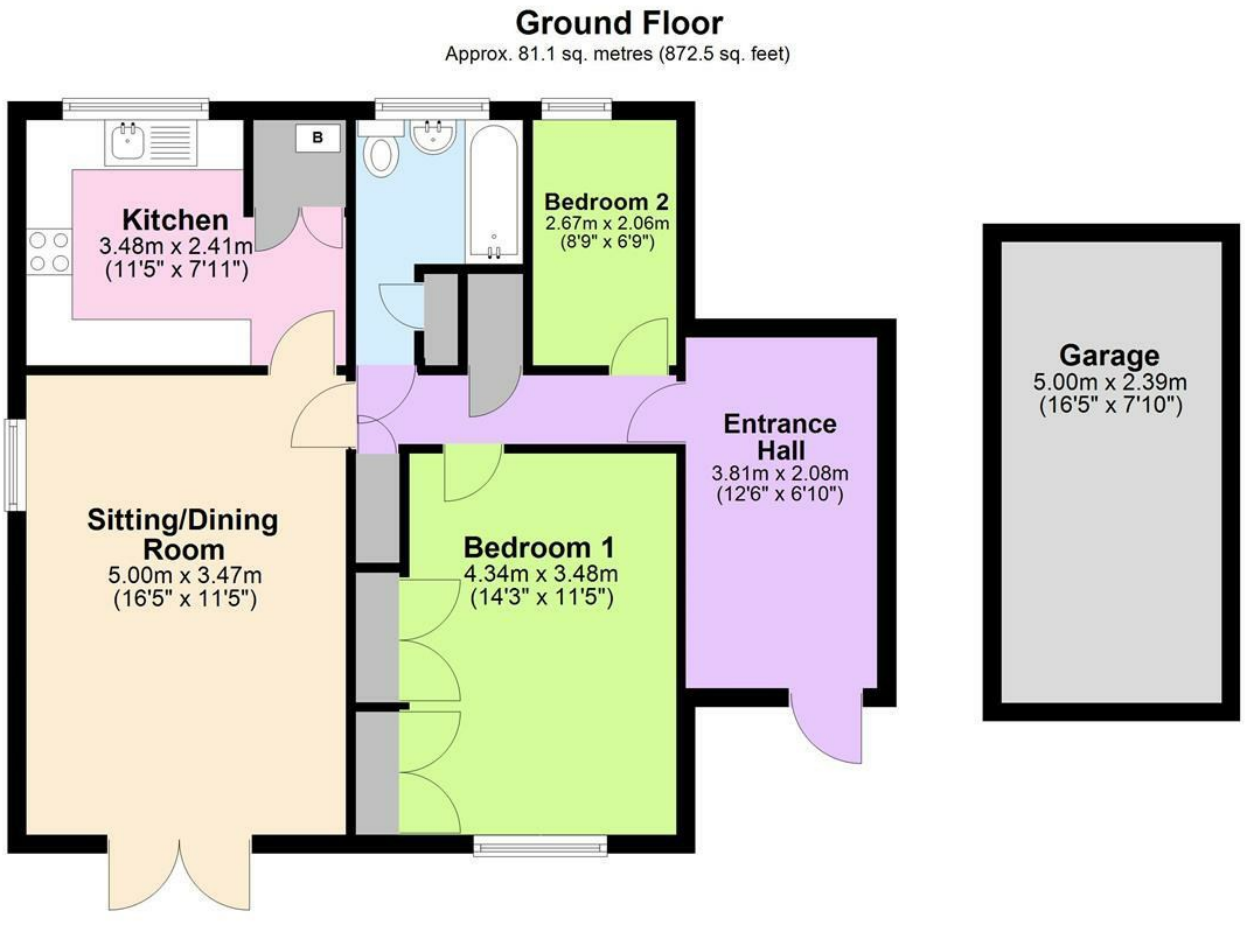
Rare to the market and based on the ground floor with French doors opening to your own terrace. Offered for sale with no upper chain is this delightful ground floor, two bedroom apartment right in the very heart of Berkhamsted town. With your own garage and allocated parking this would be a perfect lock up and leave or for anyone downsizing looking to make the most of the vibrant High Street.

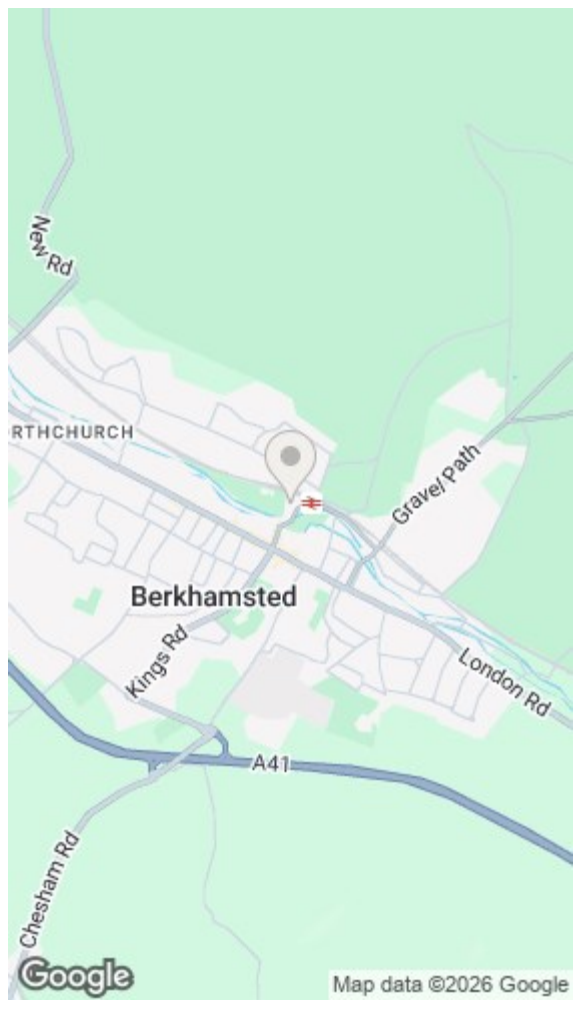


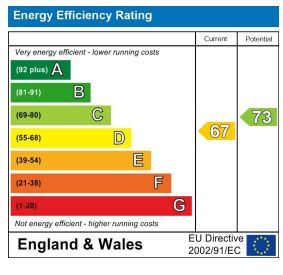


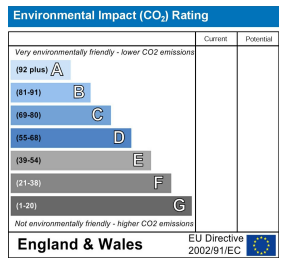


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Total area: approx. 81.1 sq. metres (872.5 sq. feet)

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Rarely available ground floor apartment a stones throw from both the train station and High Street.





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The Property
A large private entrance hall is the perfect place to welcome your guests into this delightful ground floor apartment. From here a door opens to the inner hallway which in turn has doors opening to all accommodation. The principal bedroom overlooks the front of the property and is a very generous size with ample fitted wardrobes to one wall providing excellent hanging and storage space. There is a further storage cupboard in the inner hall while the second bedroom overlooks the rear. The kitchen, which also overlooks the rear has been fitted with a range of good quality base and eye level units with work tops over and an integrated oven with hob and extractor over. There is space and plumbing in the kitchen for under counter fridge and freezer and washing machine. The centrepiece of this lovely apartment is the main reception room which has French doors opening directly to your own private terrace which is Southerly facing and has the advantage of an awning for those sunny days. 2 parking permits to the rear and a single garage in a block make up this property.

Lease Information
995 years from 24th June 1984
Ground Rent - Peppercorn
Service Charge - £700 per annum

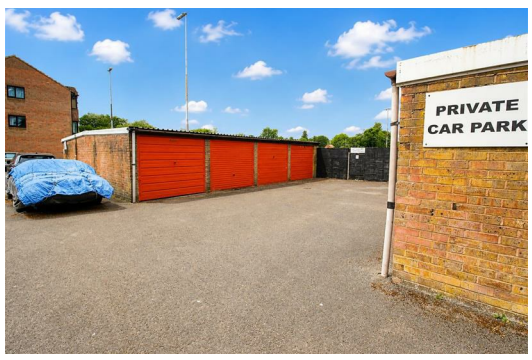
The Location
Berkhamsted provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1. 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 Tring.

Leisure Locally
There is a great 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. The town also has its own tennis club, gym and sports centre and there are a number of bars and restaurants to work your way through

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.
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