sterling S
select homes

3 2 2

Berkhamstead

PRICE GUIDE £400,000



Temptation comes in many forms...

sterling S
select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Berkhamsted

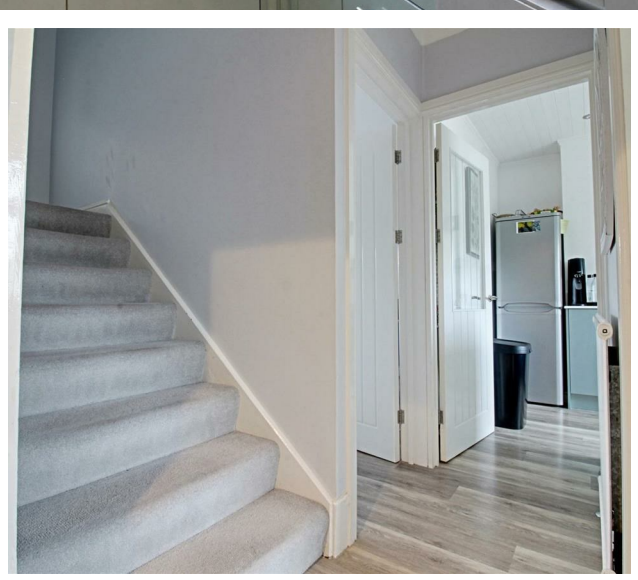
PRICE GUIDE

£400,000

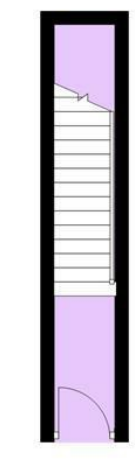
*** CHAIN FREE*** Dating back to the 1930's this externally refurbished building features iconic green slate roof located within walking distance to all amenities and the train station.. This spacious three bedroom apartment arranged over two floors has ample living areas with large picture windows and allocated parking. Accommodation offers three bedrooms, with en-suite to the principal bedroom & family bathroom, newly fitted kitchen, living & dining area, utility & parking.

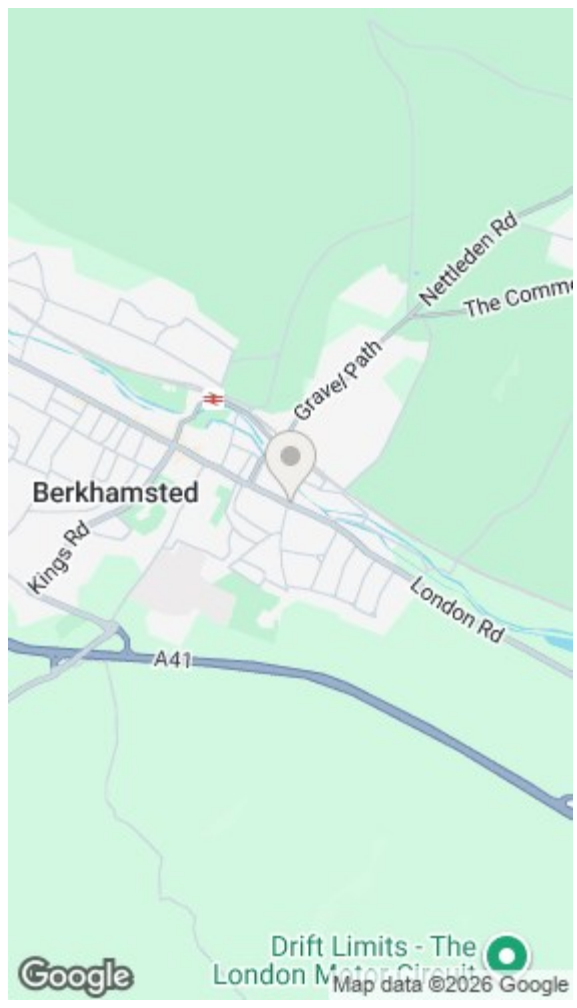






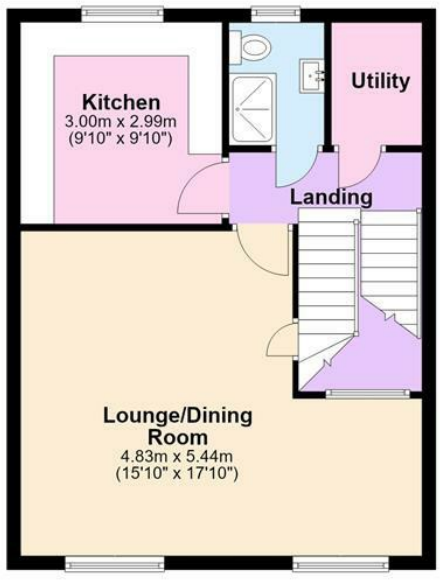
www.sterlinghomes.co.uk



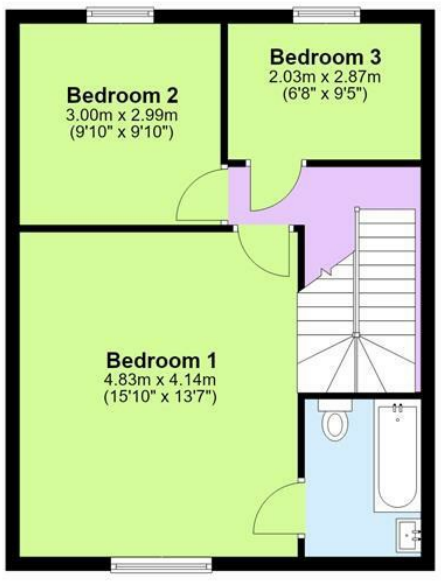


Ground Floor

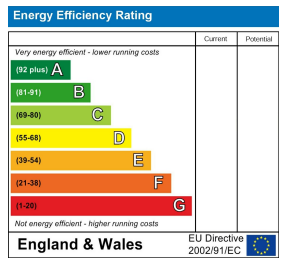
First Floor

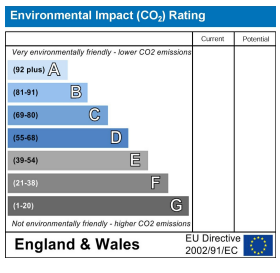


Second Floor



Total area: approx. 96.6 sq. metres (1040.2 sq. feet)





sterling select homes


www.sterlinghomes.co.uk

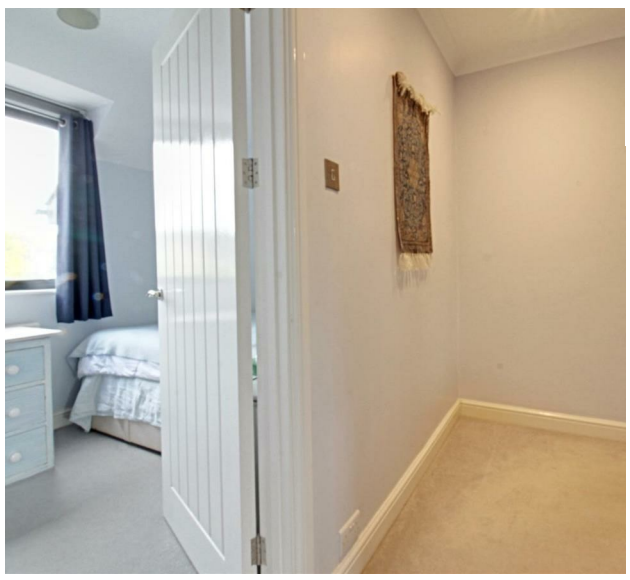

www.sterlinghomes.co.uk







A spacious duplex apartment measuring in excess of 1000 sq ft.





www.sterlinghomes.co.uk

The Property
Entrance Hall - Enter through the front door into the entrance hall with newly carpeted stairs rising to the first floor. Doors to utility room, family bathroom and door to living area. Stairs rising to second floor landing. The utility houses the boiler and there is space and plumbing for washing machine. Wall mounted radiator. A recently re-fitted three piece suite comprising of walk in shower, Vanity unit housing the wash basin and low level WC. Tiling to sensitive splash areas and tiled effect flooring with frosted picture window. Heated towel rail. A re-fitted contemporary kitchen with freestanding hob, oven with extractor over. Inset single drainer sink with mixer tap. Units at eye and base level providing plenty of storage space fitted with work surfaces and down lighting under wall units and on base units at floor level. The Living/dining room is L-shaped leading to dining space, There are two large picture windows facing front aspect offering plenty of light. Fitted ceiling light. Storage cupboard under the stairs. Dining Area - Continuous from living area, with radiator fitted under the picture window and space for dining table and chairs. Fitted ceiling light with three further square window facing into the hallway. On the second floor level there is a landing area which has doors opening to all three bedrooms. The principal bedroom at the front of the property has an ensuite bathroom which has an ensuite bathroom fitted with a white three piece suite including panelled bath with shower and shower screen over, low level wc and wash basin. Externally there is resident parking directly to the rear of the property.

Lease & Material Information
Lease Information - The vendor has advised of the following:
Length of Lease - 189 years in total and 156 years remaining
Ground rent - £0
Service Charge - £1,139
Council Tax - Band C
Local Authority - Borough of Darcorum
Services - All main services available

The Location
Berkhamsted is surrounded by attractive Chilterns countryside, famous for its Castle is a historic market town offering excellent shopping, markets, a wide range of restaurants, coffee shops, cinema, sporting and superb education facilities. For walkers, there is an abundance of footpaths throughout countryside and walks along the canal. Berkhamsted is also a gateway to the Chilterns 173 mile cycleway. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London (Euston).

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. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.





www.sterlinghomes.co.uk