



sterling 
select homes

Hertfordshire
OFFERS IN EXCESS OF £350,000

Berkhamsted

OFFERS IN EXCESS OF

£350,000

Benefiting from lift access and a guest suite directly next door, a stunning 2 bedroom retirement home with wonderful communal areas both inside and out.







A stunning apartment with flexible accommodation and sold with no upper chain.



The Property - With easy access via the communal lift and boasting enhancements by the current owner to include the addition of a cloakroom and the flexibility to be used as either a 2 bedroom or 2 reception top floor apartment.

Accommodation - A spacious entrance hall welcomes you into this wonderful apartment and has the advantage of a whole wall of fitted shelving, a large floor to ceiling storage cupboard and double width airing cupboard. The main reception room is of magnificent proportions measuring 19 ft in length and is large enough to accommodate several sofas and a dining room table. The main reception room is flooded with natural light from the two windows overlooking the High Street to the front and has a door giving direct access to a well planned kitchen with fitted appliances to include stainless steel front oven with hob and extractor. Off the principal reception room is a flexible space which could be used as another reception room, however we believe it lends itself to an occasional bedroom which also offers the advantage of an ensuite cloakroom. The main bedroom has a bank of mirror fronted wardrobes to one wall and is directly next to a luxuriously appointed shower room with basin and wc.

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.

- The development's stunning Owners' Lounge, leads directly out into a patio area with landscaped gardens; both providing the perfect setting for enjoying one of the many lifestyle events with fellow Owners, or for quietly relaxing with a good book. Furthermore, the Guest Suite offers the perfect retreat for visiting family and friends and is situated right next door to this apartment.

Social & 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.

Safety & 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.

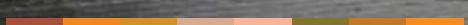
Agents Information For Buyers - Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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.



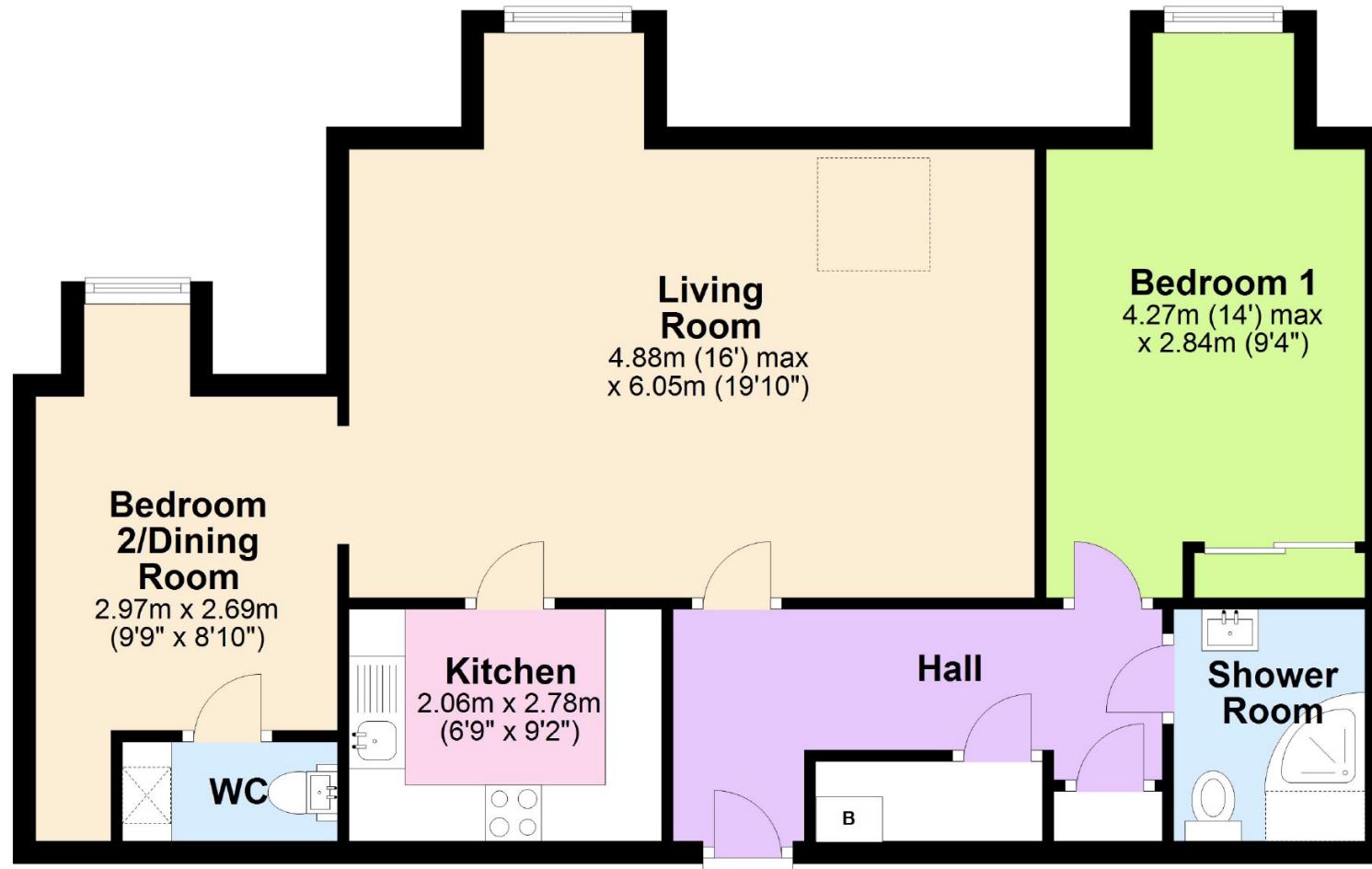


www.sterlinghomes.co.uk



Second Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...

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

Hemel, Boxmoor
& Bovingdon:
01442 230 888

Kings Langley, Abbots
Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

sterling 
estate agents

