



REGENT  
ESTATES

# 14 TOWNSEND GATE, BERKHAMSTED

£795,000 Leasehold

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## ACCOMMODATION

We are pleased to offer for sale this superb light and unusually spacious three bedroom apartment offering 1400 sq ft of well planned accommodation including a balcony and 2 allocated parking spaces. The large reception hall boasts a double cloaks cupboard and leads into all rooms. Spacious lounge with balcony, fully fitted kitchen with a comprehensive range of wall and base cupboards. Fitted double oven and hob with extractor hood above. Integrated dishwasher and fridge/freezer, space for a table and chairs. The principal bedroom has ensuite shower. There are two further bedrooms and bathroom. The apartment is beautifully presented.

Council Tax -F

EPC -B

Lease - 119 years remaining

## LOCATION

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 and the mainline station provides a fast and frequent service to London (Euston).

## OUTSIDE

Underground garage parking with two allocated spaces and a large lock-up storage cupboard. Well kept communal grounds.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

01442 877878

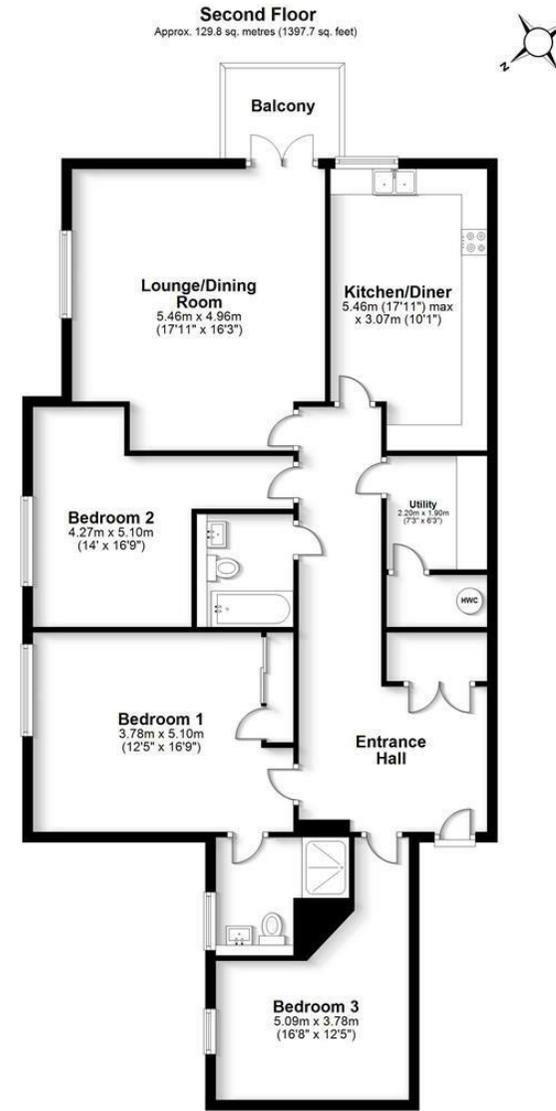
141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)

[www.regent-estates.com](http://www.regent-estates.com)







Total area: approx. 129.8 sq. metres (1397.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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TELEPHONE: 01442 877878  
141-143 High Street, Berkhamsted,  
Herts, HP4 3HH  
Email: info@regent-estates.com  
www.regent-estates.com