

# Townsend Gate

, HP4 2FU





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Guide Price £725,000

- Spacious 2 double bedroom first floor apartment
- Short level walk to the High Street and mainline station
- Ideally located for access to the canal and walks
  - Allocated parking and visitor parking space
  - Outside store
  - EPC Rating B
  - Council Tax band F





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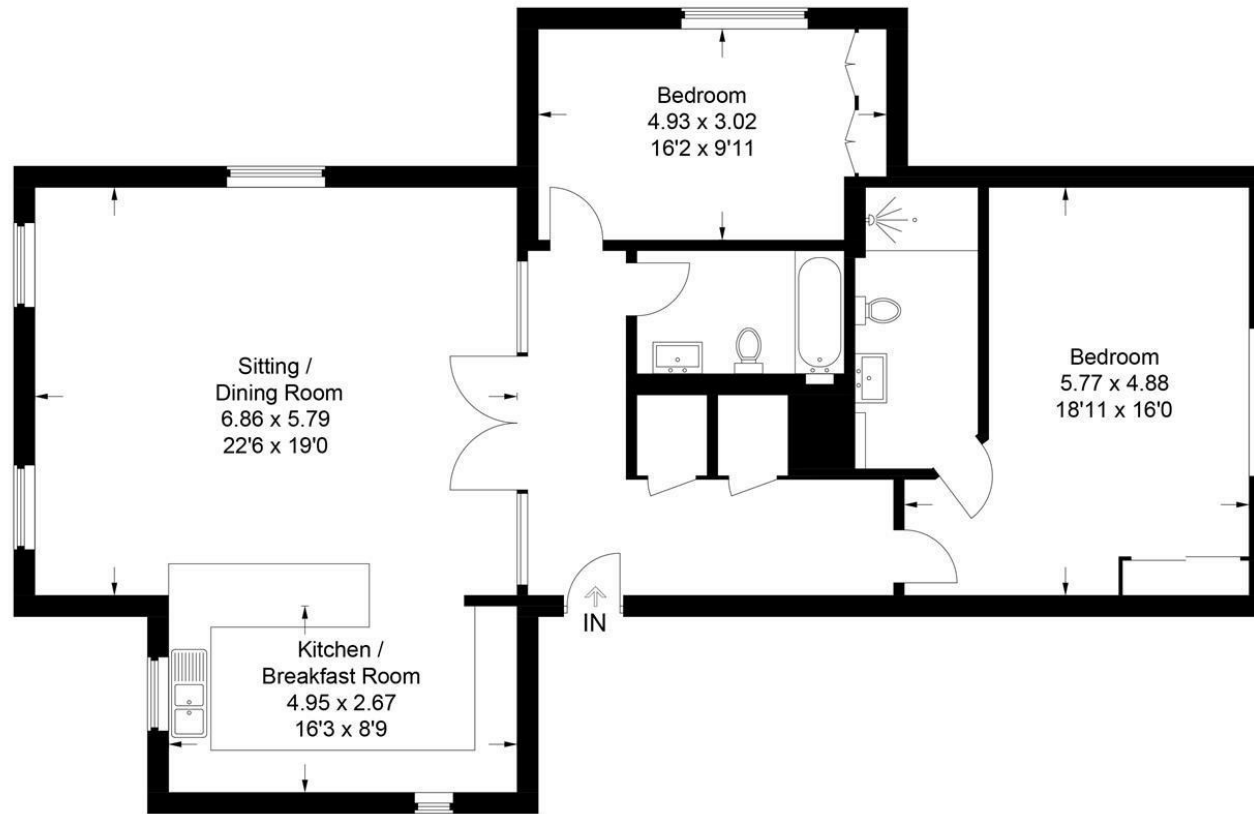
An exceptional first floor apartment situated in an attractive mansion house style property of just four apartments and built in 2015. Forming part of the popular and exclusive Townsend Gate development built by Chase Homes, 3 New Lodge offers over 1,300 sq.ft of contemporary accommodation which is presented in immaculate condition. Of particular note is the very impressive open plan kitchen / dining / sitting room which is flooded with natural light from windows on three sides. The kitchen area is sleek in design and provides ample storage and has integrated appliances whilst the sitting/dining area offers a flexible space which can be configured to suit individual requirements. The principal bedroom is an excellent size with built-in storage and a large en-suite shower room. There is a further double bedroom, currently used as a study and a family bathroom. The hallway is equally spacious also has two store cupboards. Outside, there is an allocated resident and visitor parking space and a brick built store. The property is within easy reach of the canal towpath offering a scenic walk to the town and mainline station or for access to country walks from the doorstep.



Approximate Gross Internal Area  
125.2 sq m / 1,348 sq ft



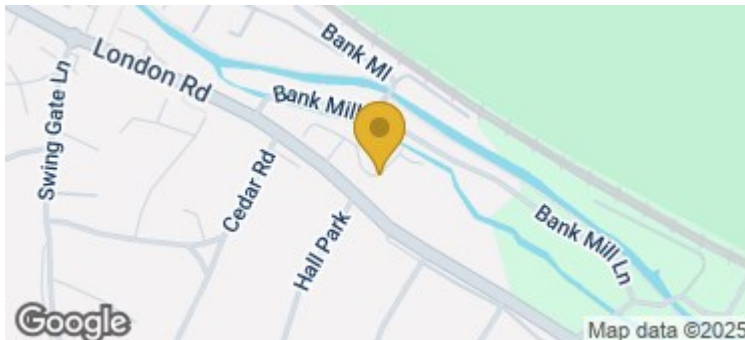
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## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	83	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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