



Castles

LE MARCHANT
Townsend Gate, Berkhamsted, HP4 2GA

LE MARCHANT

Townsend Gate, Berkhamsted, HP4 2GA

OFFERS
IEO
£435,000
(Leasehold)

Castles



Presenting an exquisite luxury apartment boasting two spacious double bedrooms close to town



The apartment showcases a superior level of presentation throughout and boasts the added advantage of lift access, as well as secure underground parking. Furthermore, a generously sized storage shed with full height dimensions can be found within the underground parking vicinity.

An entrance hall serving as a nexus to all rooms, featuring a sizable walk-in cupboard. Another cupboard is thoughtfully designed with provisions for a tumble dryer and shelves overhead. The highlight of the apartment is the magnificent open-plan living room and kitchen, designed perfectly for hosting and socializing. The room is flooded with natural light from the full height window and additional side windows, offering an appealing vista. The kitchen exudes elegance, equipped with a comprehensive array of cupboards and drawers complemented by granite worktops. It also incorporates an island unit/breakfast bar housing a 4 burner gas hob with an extractor above. Integrated Siemens washing machine, fridge/freezer, Neff dishwasher, Neff oven, and combination microwave grill elevate the functionality. Two generously proportioned double bedrooms feature captivating views. The family bathroom embodies contemporary aesthetics, furnished with a white suite, stylish charcoal flooring and wall tiles. A display niche with lighting and a substantial fitted mirror adorn one wall.

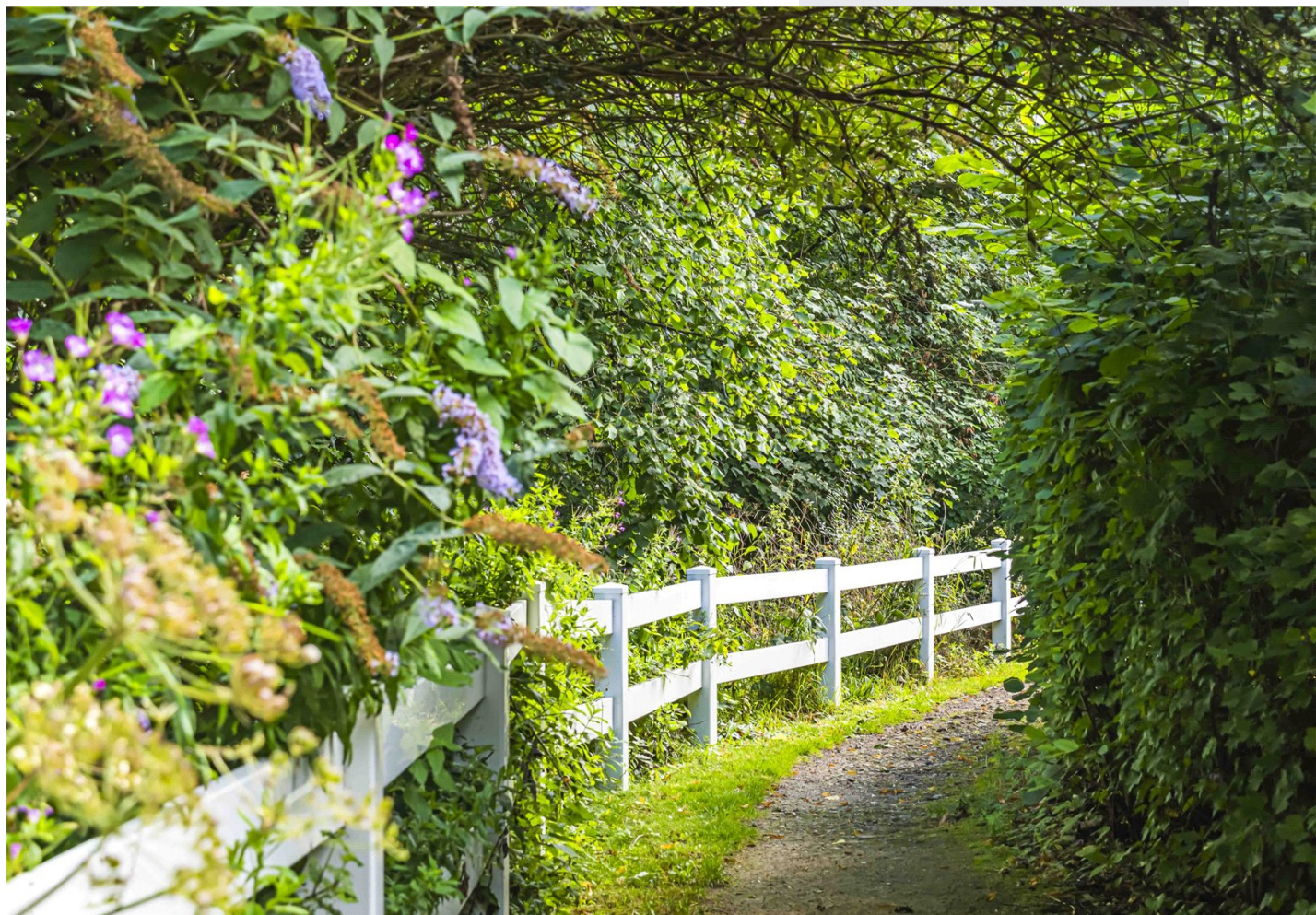
Exterior features encompass beautifully landscaped communal gardens.

Specifications

2 BEDROOMS
1 RECEPTION
1 BATHROOM
UPPER FLOOR
APARTMENT
COMMUNAL GARDENS
RESIDENT PARKING
TOWN LOCATION



This exceptional property is situated within a highly esteemed development with the added benefit of no upper chain



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

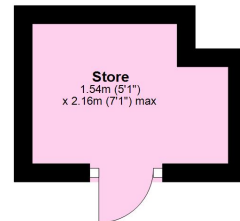
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Ground Floor
Approx. 3.1 sq. metres (32.9 sq. feet)



Second Floor w/ Lift
Approx. 71.8 sq. metres (772.5 sq. feet)



Total area: approx. 74.8 sq. metres (805.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Leasehold

Council Tax Band: D

EPC Rating: B

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



Castles