



REGENT  
ESTATES



# CHAPEL STREET, BERKHAMSTED

£1,000,000 Freehold

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## ACCOMMODATION

A most impressive and unique three bedroom period apartment with a beautiful private garden, designated off road parking for three vehicles and an electric charging point, situated in the heart of the Conservation area, within a moments walk of the High Street and main line station and the Grand Union Canal.

Accommodation comprises: large entrance hallway, lift to first floor, a balcony overlooking the yard, a beautiful 34 foot sitting/dining room with exposed beams, kitchen/breakfast room, three spacious double bedrooms, one with an en suite on the second floor, along with a further family bathroom and separate anti slip floor shower room all designed and finished to the highest standard.

To the outside, the rear garden enjoys an abundance of mature flowers, trees and shrubs, making for a wonderful outdoor space, providing privacy and seclusion from neighbouring properties. This rare property also benefits a stunning Shepherds hut with a built in kitchen, shower room, wood burner and WIFI, perfect for relaxation. The river Bulbourne runs along the rear boundary.

Please note- The other properties within the development are allowed to use the garden for relaxation purposes only.

Today, Berkhamsted itself is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train and and convenient access for traveling north of the country. For commuters, the A41 bypass offers good connections to both the M1 and M25.

Perhaps the town`s most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown. Berkhamsted Castle was built following the granting of the crown, and famous names associated with it include Geoffrey Chaucer who was Clerk of Works, and Thomas Becket who was Constable of the Castle in the 12th Century. Substantial ruins of the Castle still remain today.

## 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.

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

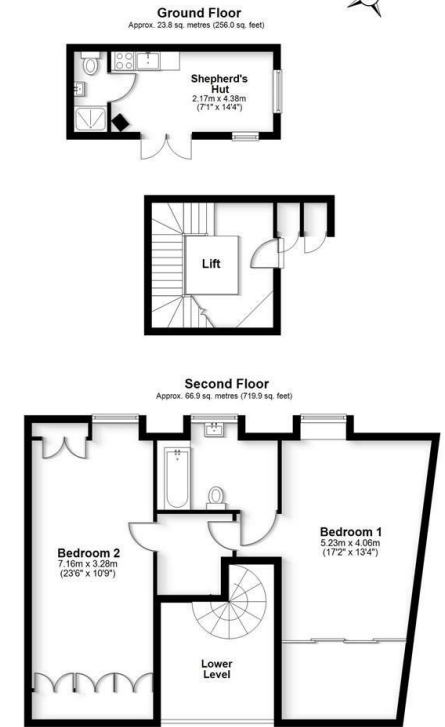
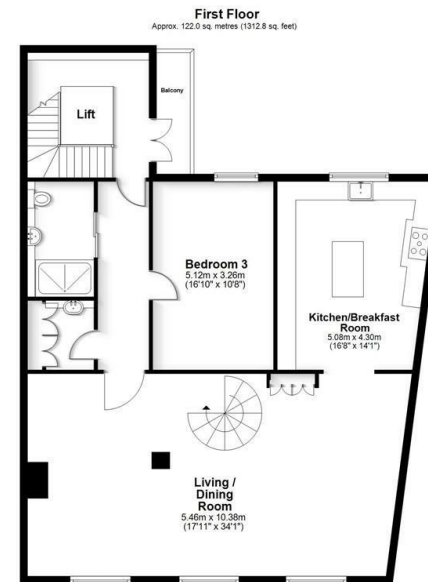
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Total area: approx. 212.6 sq. metres (2288.7 sq. feet)

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 - Unauthorised reproduction prohibited.  
Plan produced using PlanIt.

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