



View of block



Guide Price
£325,000

Set in the heart of Tring town centre this beautifully presented two bedroom apartment which has been previously converted and restored to offer high specification open plan living and a wealth of character features. Additional benefits include bedroom with en-suite shower room, additional shower room, underfloor heating throughout and easy access to local amenities.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to utility, door to bedroom two, under floor heating.

LOUNGE/KITCHEN/DINER

Double glazed windows to side and rear aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap over, built-in oven and hob with extractor fan over, integrated fridge freezer, integrated dishwasher, access to loft space, storage cupboard, wall-mounted electric boiler, door to bedroom, under floor heating.

UTILITY

Plumbing for washing machine, under floor heating.

BEDROOM ONE

Double glazed window to rear aspect. Feature fireplace, under floor heating.

BEDROOM TWO

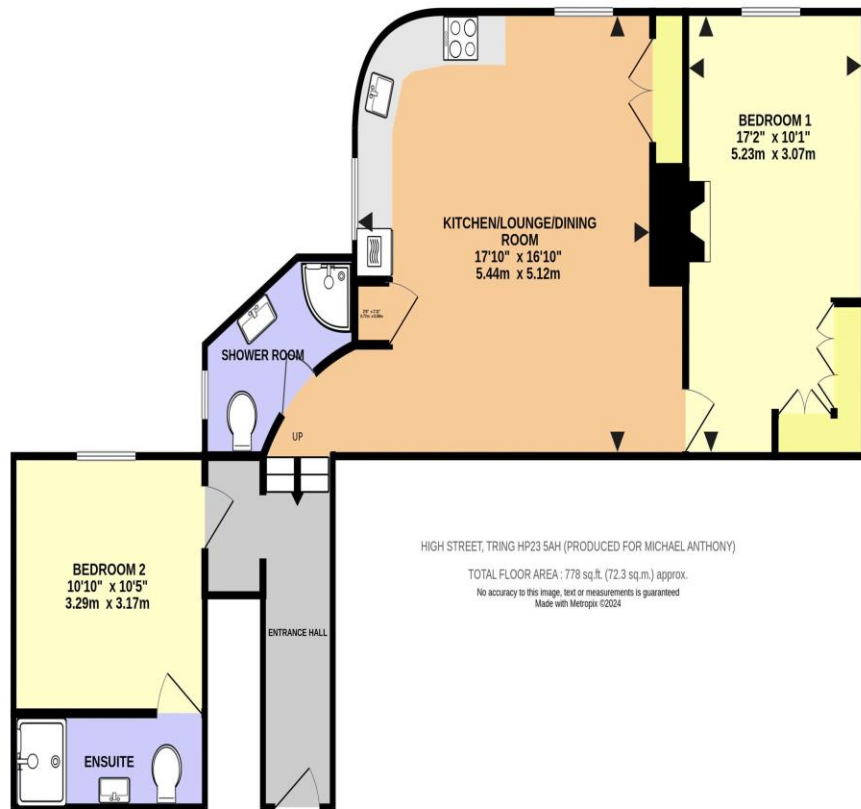
Double glazed sash window to rear aspect. Under floor heating, door to en-suite.

EN-SUITE

Tiled shower cubicle, low level WC, wash hand basin, heated towel rail, under floor heating.

BATHROOM

Double glazed frosted window to side aspect. Tiled shower cubicle, wash hand basin, low level WC, under floor heating.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk