





**Guide Price
£300,000**

Located in the village of Tring this well presented 2-bedroom top floor apartment with Juliet balcony is welcomed to the market with an open plan living space and kitchen, ensuite shower room and main bathroom with allocated parking. Having access to the local amenities such as Tring's high street boasting cafes, shops and restaurants and a short drive away from Tring Train station with links into London Euston within an hour.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Electric radiator, doors to all rooms, storage cupboard.

LOUNGE/KITCHEN

Double glazed window to side aspect, double glazed door to front with sidelights. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, electric hob with extractor fan over, integrated oven, stainless steel sink with drainer and mixer tap, integrated fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, access to Juliet balcony, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Electric radiator, door to en-suite.

EN-SUITE

Low level WC, wash hand basin in vanity unit with mixer tap, tiled shower cubicle, heated towel rail, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

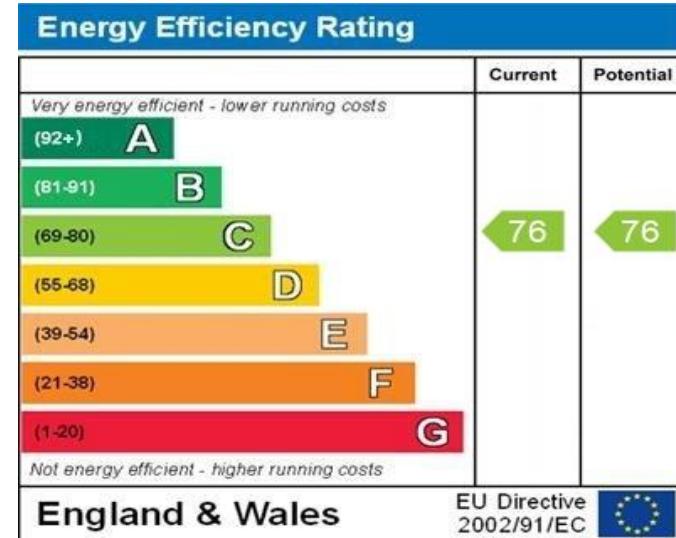
Low level WC, wash hand basin in vanity unit with mixer tap, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail, extractor fan.

OUTSIDE

PARKING

One allocated parking space.

COMMUNAL GARDENS



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