





£280,000

A beautifully presented two bedroom first floor contemporary apartment with secure gated parking and tucked away in a tucked away position at back of the Brookside Court development within easy access to Tring Town Centre,

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to bedrooms and bathroom, storage cupboard.

OUTSIDE

PARKING

One allocated parking space.

LOUNGE

Double glazed double doors to Juliet balcony. Opening to kitchen.

KITCHEN

Double glazed window. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated fridge freezer, dishwasher, and washing machine; single drainer stainless steel sink with mixer tap, built-in oven and hob with extractor fan over, breakfast bar.

INNER HALL

Wall-mounted electric heater, storage cupboard.

BEDROOM ONE

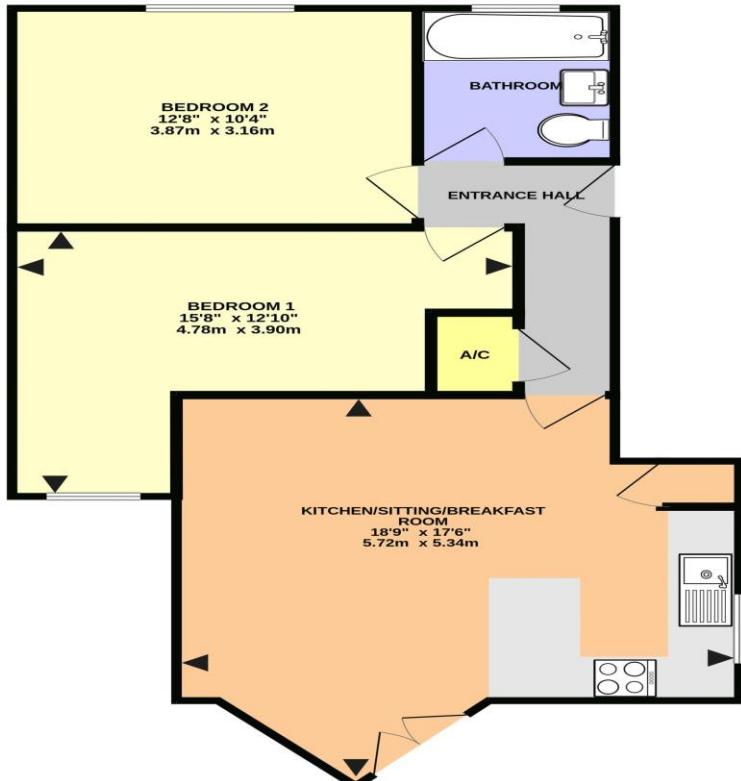
Double glazed window to rear aspect. Wall-mounted electric heater.

BEDROOM TWO

Double glazed window to front aspect. Wall-mounted electric heater.

BATHROOM

Double glazed frosted window. Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.



BROOKSIDE COURT, TRING HP23 5PF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

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