







**Guide Price**  
**£300,000**

An immaculately presented, modern two double bedroom apartment with balcony situated in a secluded position overlooking the rear courtyard offering bright and spacious accommodation throughout. Further benefits include being within easy walking distance to the town centre, an en suite master bedroom, separate bathroom and secure gated allocated parking.

# Property Description

## ENTRANCE

Hardwood door to

## ENTRANCE HALL

Electric radiator, cloaks cupboard, airing cupboard housing hot water cylinder

## LOUNGE/DINING ROOM

Double glazed door to balcony. Two wall mounted electric heaters. Opening to kitchen.

## KITCHEN

Wall mounted and floor standing units with work surface over. Stainless steel sink unit with mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Built in oven and hob with extractor fan over. Breakfast bar.

## BEDROOM ONE

Double glazed window to rear. Wall mounted electric heater.

## EN SUITE

Tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

## BEDROOM TWO

Double glazed window to rear. Built in wardrobe. Wall mounted electric heater.

## BATHROOM

Panel bath with shower over. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

## OUTSIDE

## BALCONY

Space for table and chairs accessed off the lounge/dining room

## PARKING

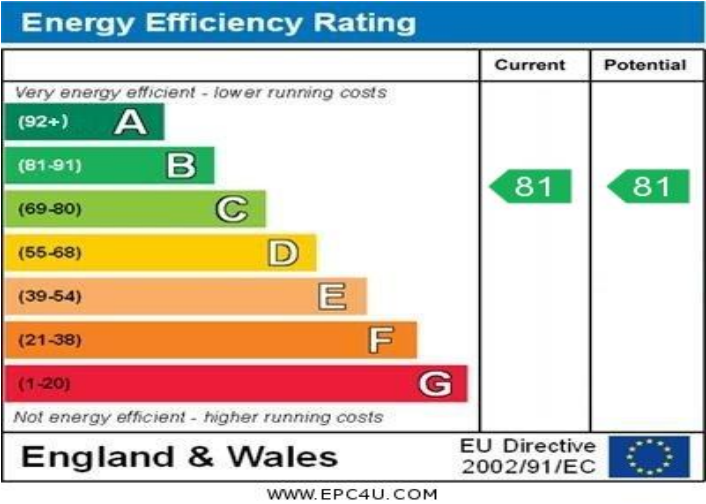
One allocated underground parking space.

## COMMUNAL COURTYARD

APARTMENT  
706 sq.ft. (65.6 sq.m.) approx.



BROOKSIDE COURT, TRING HP23 5PF (PRODUCED FOR MICHAEL ANTHONY)  
TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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