

68b Western Road, Tring, Hertfordshire, HP23 4BB



*** FIRST FLOOR APARTMENT * ENTRANCE HALL * LOUNGE/KITCHEN AREA
* BEDROOM * SHOWER ROOM * ALLOCATED PARKING**

A RECENTLY CONVERTED ONE BEDROOM FIRST FLOOR APARTMENT WHICH BENEFITS FROM A GOOD SIZE LOUNGE WITH KITCHEN AREA OFF, SHOWER ROOM AND ALLOCATED PARKING. THE PROPERTY IS IDEALLY SITUATED OFFERING EASY ACCESS TO ALL LOCAL AMENITIES.

Offers in Excess of £114,950

Leasehold

ACCOMMODATION

COMMUNAL HALL

Double glazed door to stairs to first floor. Door to:

ENTRANCE HALL

Door to:

LOUNGE/KITCHEN AREA

15' 5" x 15' 3" max (4.7m x 4.65m)

Two double glazed sash windows to front. Electric radiator. Television point. Door to bedroom and door to shower room. KITCHEN AREA - Fitted with single drainer stainless steel sink unit with mixer tap. Range of floor standing units with roll edge work surface over. Fitted electric hob. Part tiled walls. Vinyl floor. Extractor fan. Plumbing for automatic washing machine.

BEDROOM ONE

9' max x 9' 8" (2.74m x 2.95m)

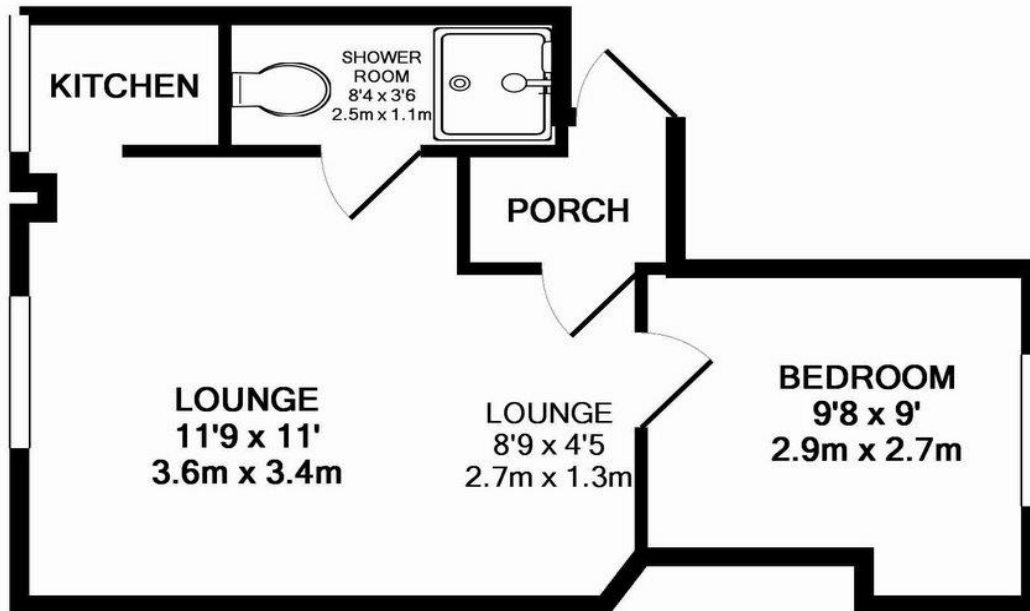
Double glazed window to rear. Radiator.

SHOWER ROOM

Tiled shower cubicle, pedestal wash hand basin, low level w.c. vinyl floor, tiled walls, extractor fan, heated towel rail.

ALLOCATED PARKING

Allocated parking space.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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THE PROPERTY MISDESCRIPTIONS ACT 1991 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.