



POPE COURT, GOWERS YARD, TRING HP23 4FD

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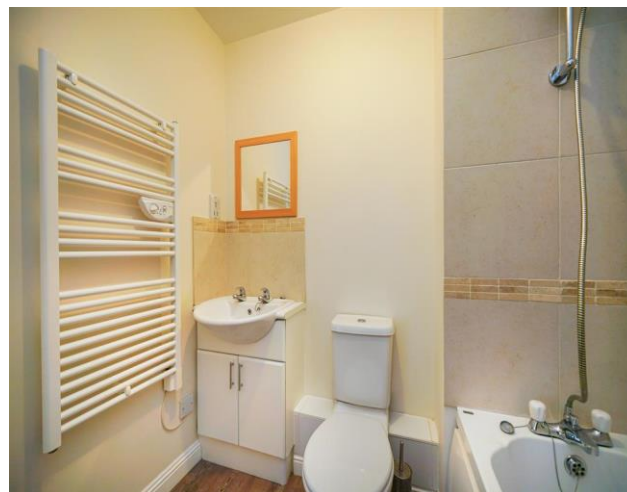
Guide Price **£295,000** Leasehold

An impressive two double bedroom apartment in a highly desirable development just a stones throw from the High Street shops, café's and restaurants.

The well-presented accommodation is well designed with a contemporary layout. There is a spacious hallway with storage and video entry system, large open plan living and dining room with a fully fitted kitchen with appliances. There are two double bedrooms and a stylish bathroom. The principal bedroom has en-suite shower. Outside, there are very well maintained communal gardens and allocated parking as well as visitor spaces.

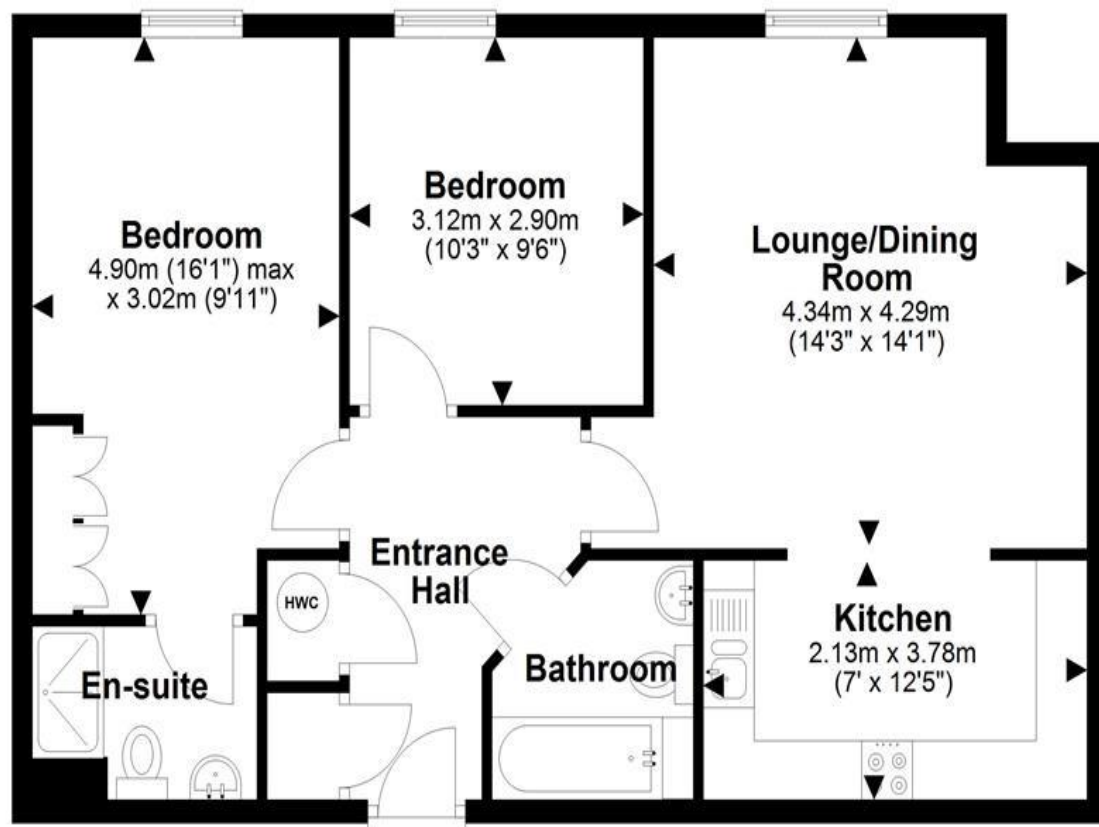
Pope Court is just off Western Road in the very heart of Tring, just a two minute walk to the High Street where you will find a variety of shops and restaurants including M&S and Costa Coffee. The doctors surgery and pharmacy are just along the road and the property is on an excellent bus route. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes.. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of Preparatory and public schools.

Note: Lease – 155years from 2003. Please contact the office 01442 824133 for further information



Floor Plan

Approx. 66.5 sq. metres (716.2 sq. feet)



Total area: approx. 66.5 sq. metres (716.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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TRG108666 – Version2

EPC rating – D Council Tax Band - D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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