



**Aylesbury Road, Tring**  
HP23 4DH

**Offers In Excess Of**  
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# Aylesbury Road, Tring

## DESCRIPTION

Hunters are delighted to offer this one bedroom ground floor apartment, located within close proximity to the Town Centre and offered with NO ONWARD CHAIN.

This two year old apartment offers a kitchen/breakfast room, living room with patio doors to the garden, double bedroom and shower room. Externally there is a communal garden for the apartments and unallocated parking space. The property also benefits from a new lease of 999 years.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station just over a mile away providing fast and easy access to London Euston and Birmingham.



# ROOMS

## Kitchen breakfast room

Entrance via composite part glazed door. A range of wall and base units with quartz worktop over. Inbuilt stainless steel sink. Integrated oven with four ring electric hob and extractor above. Integrated fridge and washing machine. Cupboard housing Worcester boiler. Radiator. Double glazed windows to side aspect.

## Lounge

Fitted carpet. Radiator. Double glazed patio doors to garden. Double glazed window to side aspect.

## Bedroom

Fitted carpet. Radiator. Double glazed window to rear aspect.

## Shower Room

White three piece suite comprising; Double shower. Wash hand basin. W.C. Chrome heated towel rail.

## Communal Garden

Fully enclosed with gated side access. Porcelain patio area. Laid to lawn.

## Agent Notes

Lease is currently in the process of being drawn up.

There will be a 999 year lease starting from 2024

Ground rent - Peppercorn

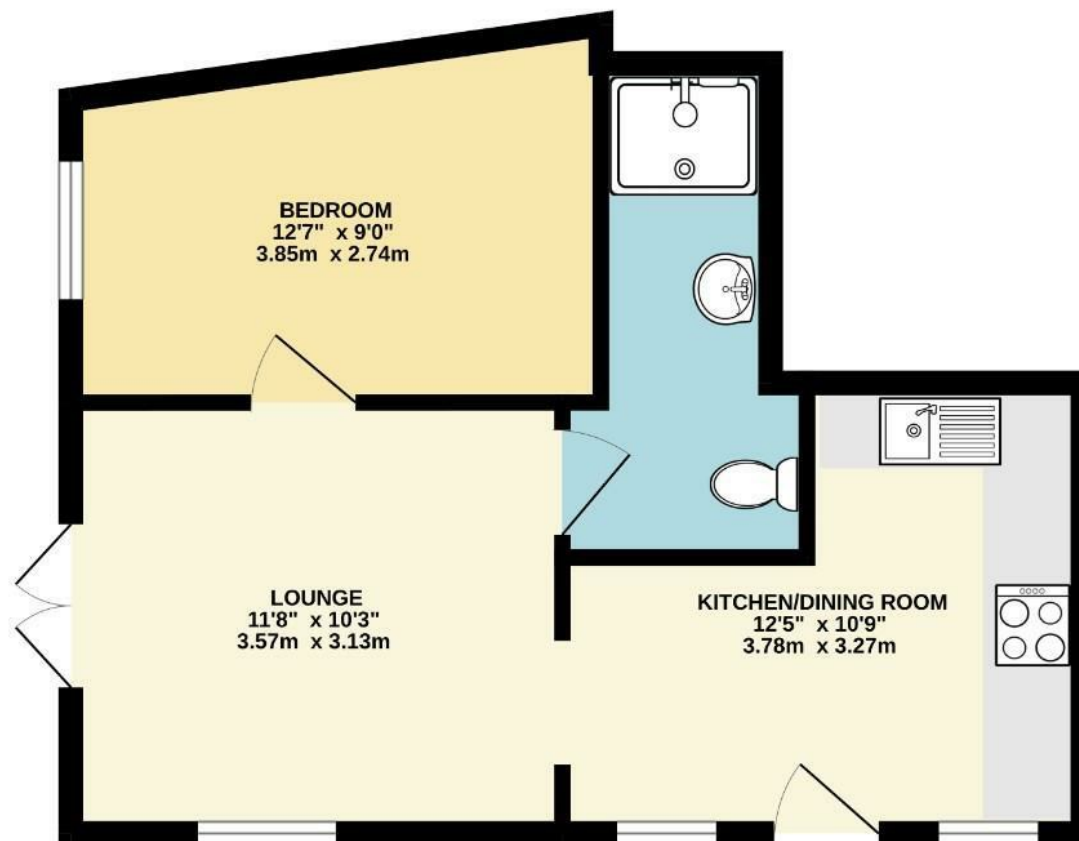
Service charge to be confirmed.







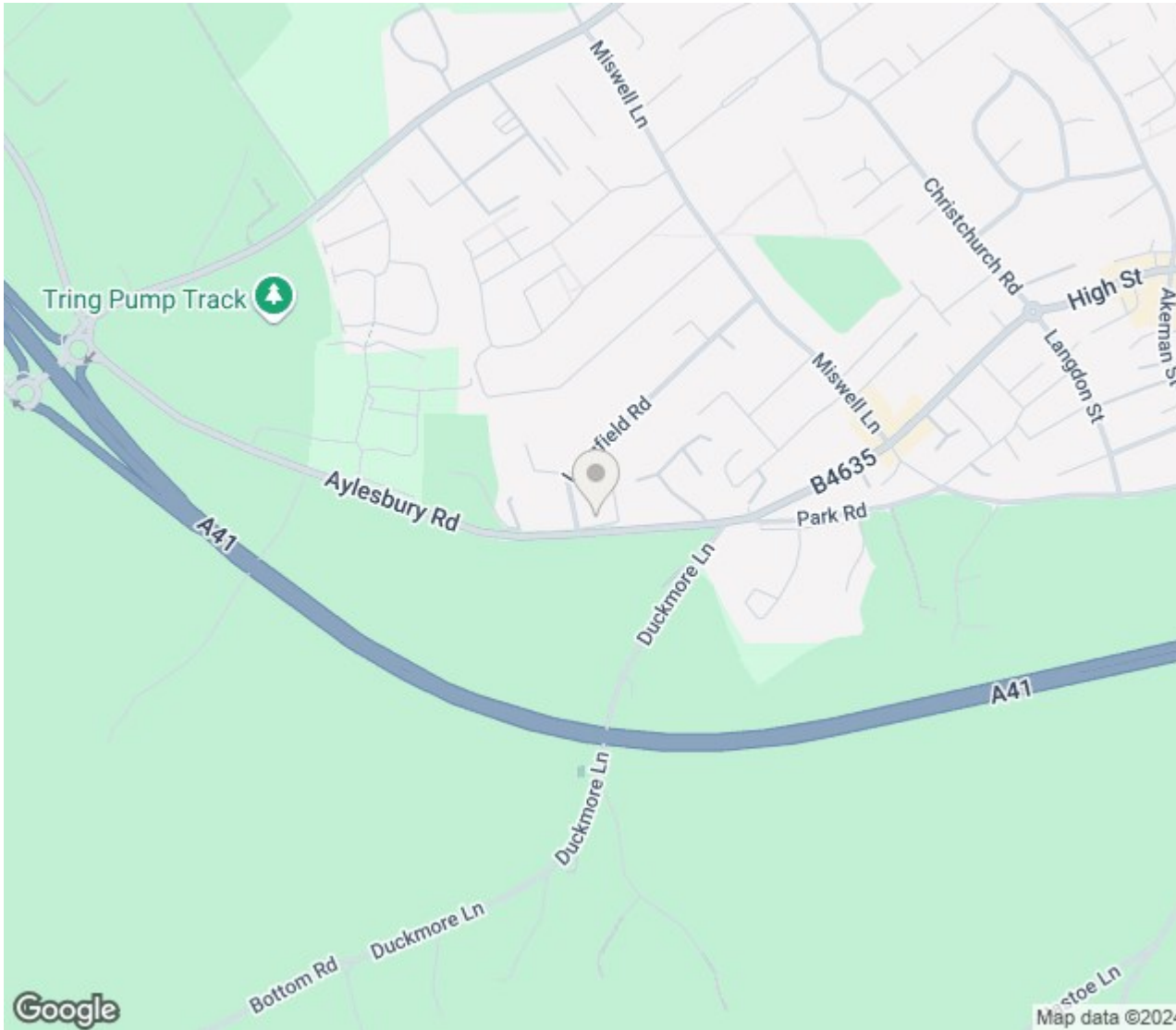
GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.8 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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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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