



Flat 2 Longfield, Aylesbury Road, Tring, HP23 4DH

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Offers In Excess Of £180,000

- ONE BEDROOM APARTMENT
- RECENTLY CONVERTED
- UNALLOCATED PARKING
- CLOSE TO THE TOWN CENTRE
- OPEN PLAN KITCHEN/LIVING ROOM
- NO ONWARD CHAIN
- 999 YEAR LEASE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

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 an open plan kitchen/living room, 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.

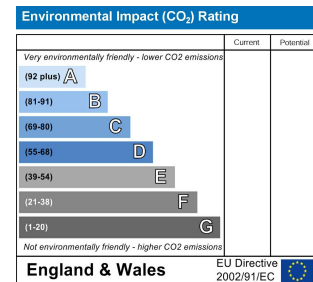
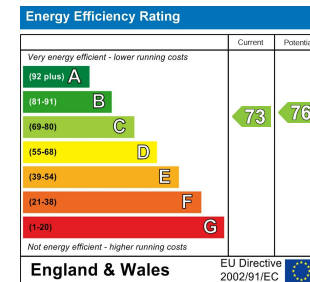
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 349 sq. ft. (32.4 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.
Made with Metropix CS2024



Entrance Hall

Entry via a composite door. Fitted carpet and doors to:

Kitchen/ Lounge

Double glazed sash windows to side aspect. 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 washing machine. Space for freestanding fridge/freezer. Cupboard housing Worcester boiler. Radiator.

Bedroom

Double glazed window to front aspect. Fitted carpet and radiator.

Shower Room

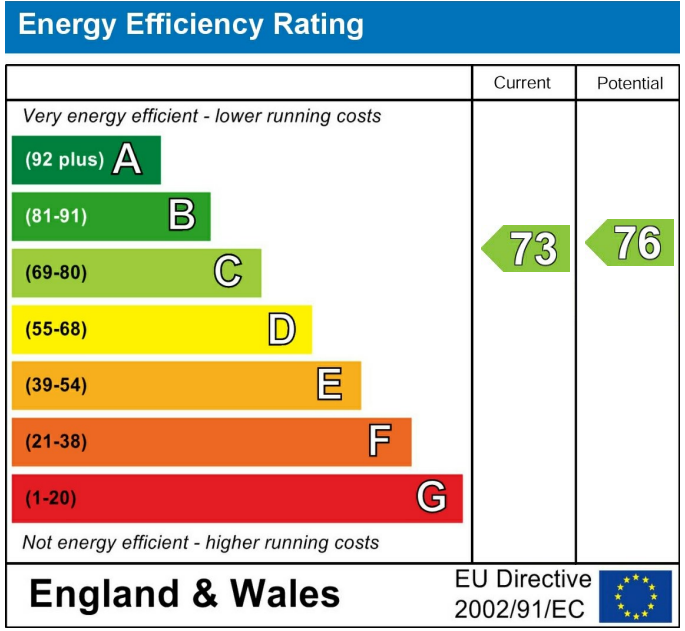
White three piece suite comprising; Double shower. Wash hand basin. W.C. Chrome heated towel rail.

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.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.

