



**Pope Court Gowers Yard, Tring HP23 4FD**



This perfectly positioned first floor apartment is located in the heart of Tring with local amenities all within easy access. The property consists of a bright and spacious open plan kitchen / living / dining room which features a lovely bay window, two good sized double bedrooms with the master boasting an en suite, a family size bathroom and plenty of storage space throughout. Further benefits include allocated parking, electric heating, well maintained communal areas and double glazing throughout.

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.

**Agent's Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





welcome to

## Pope Court Gowers Yard, Tring

- Chain Free
- Bright & Spacious Two Bedroom Apartment
- Family Bathroom & En-Suite
- Allocated Parking
- Excellent Location

Tenure: Leasehold EPC Rating: Awaited

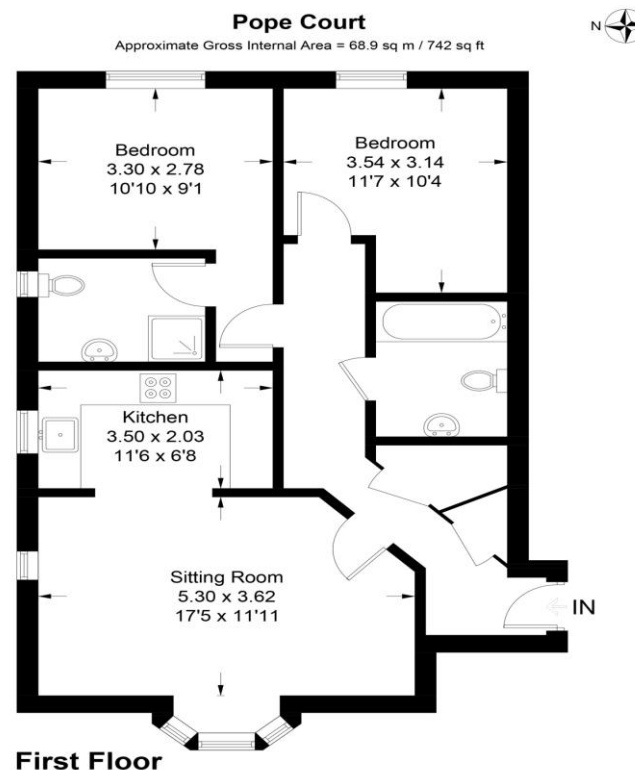
Council Tax Band: D Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £285,000

Pope Court, located just off Western Road is a lovely modern development. This delightful first floor apartment is offered to the market on a chain free basis and is perfect for first time buyers and investors alike.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1285138)

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Property Reference:  
TRG108943 - 0002

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