



Connells

Brookside Court Brook Street
Tring



Property Description

This attractive two-bedroom ground floor apartment is quietly positioned at the rear of the well-regarded Brookside Court development and is offered to the market with no onward chain.

Located within easy walking distance of Tring High Street, the property combines convenience with a pleasantly tucked-away setting.

The accommodation includes a welcoming open-plan kitchen/living area, ideal for modern living and entertaining. The main bedroom features an en-suite shower room, accompanied by a second bedroom and a separate bathroom. Just outside the apartment, there is an area of communal garden with attractive container planting, providing a charming outdoor space that can be enjoyed by the homeowner.

Externally, the property benefits from secure allocated parking, as well as well-maintained communal grounds that enhance the peaceful environment.

Tring is a historic market town set amidst the stunning scenery of the Chiltern Hills, offering

excellent walking routes via nearby Tring Park.

The town provides a great selection of independent shops, cafés and facilities, while Tring railway station offers fast services to London Euston (approx. 35 minutes). Road links are also strong, with the A41 providing swift access to the M25. Tring is well-known for its high-quality schooling and diverse range of sporting and leisure amenities, making it an appealing place to live.

Entrance Hall

Radiator. Storage cupboard housing a megaflo water tank.

Open Plan Lounge/Kitchen

Lounge Area

French doors to front aspect. 2 radiators. Laminate flooring.

Kitchen Area

Fitted kitchen with wall and base units. Integrated dishwasher. Integrated washing machine. Integrated hob with cookerhood over. Electric oven. 1 bowl sink and drainer. Small storage cupboard. laminate flooring.

Bedroom One

Double glazed window to side. Electric radiator. Built in wardrobe. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window to rear. Wash hand basin. Shower cubicle. Extractor fan. WC. Fully tiled walls. Laminate flooring.

Bedroom Two

Double glazed window to side. Built in wardrobe. Radiator. Carpeted flooring.

Bathroom

Double glazed window to rear. Extractor fan. WC. Wash hand basin in vanity unit. Bath with shower over. Shaver point. Fully tiled walls. Heated towel rail radiator. Tiled flooring.

Parking

1 allocated parking space in the underground car park.





Total floor area 68.5 m² (738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: D

Service Charge:
 1733.55

Ground Rent:
 454.06

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311563

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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