



Connells

Brookside Court Brook Street
Tring



Property Description

This well-presented ground floor apartment offers modern, light-filled living in a desirable location. The spacious open-plan living, dining and kitchen area features dual aspect windows and a Juliet balcony overlooking a pleasant green space, creating a bright and welcoming environment.

The fully integrated kitchen sits neatly within the living space, ideal for both everyday living and entertaining. There are two generously sized bedrooms, with the master benefiting from an en suite shower room, alongside a further modern bathroom.

Additional advantages include underground parking and ground floor access. Located in the charming village of Tring, the property is well suited to first-time buyers, downsizers or investors seeking a combination of comfort, convenience and village appeal

Hallway

Electric heater. Laminate flooring.

Open Plan Lounge/ Kitchen

Lounge Area.

French doors to Juliet balcony. Dual aspect double glazed windows. 2 electric radiators. Laminate flooring.

Kitchen Area.

Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Electric oven. Electric hob with cookerhood over. Stainless steel sink and drainer. Integrated dishwasher. Integrated fridge freezer. Laminate flooring.

Bedroom One

Double glazed window. Electric heater. Carpeted flooring.

En-Suite To Bedroom One

Shower cubicle. WC. Wash hand basin. Extractor fan. Shaving point. Tiled walls.

Bedroom Two

Double glazed window. Electric heater. Carpeted flooring.

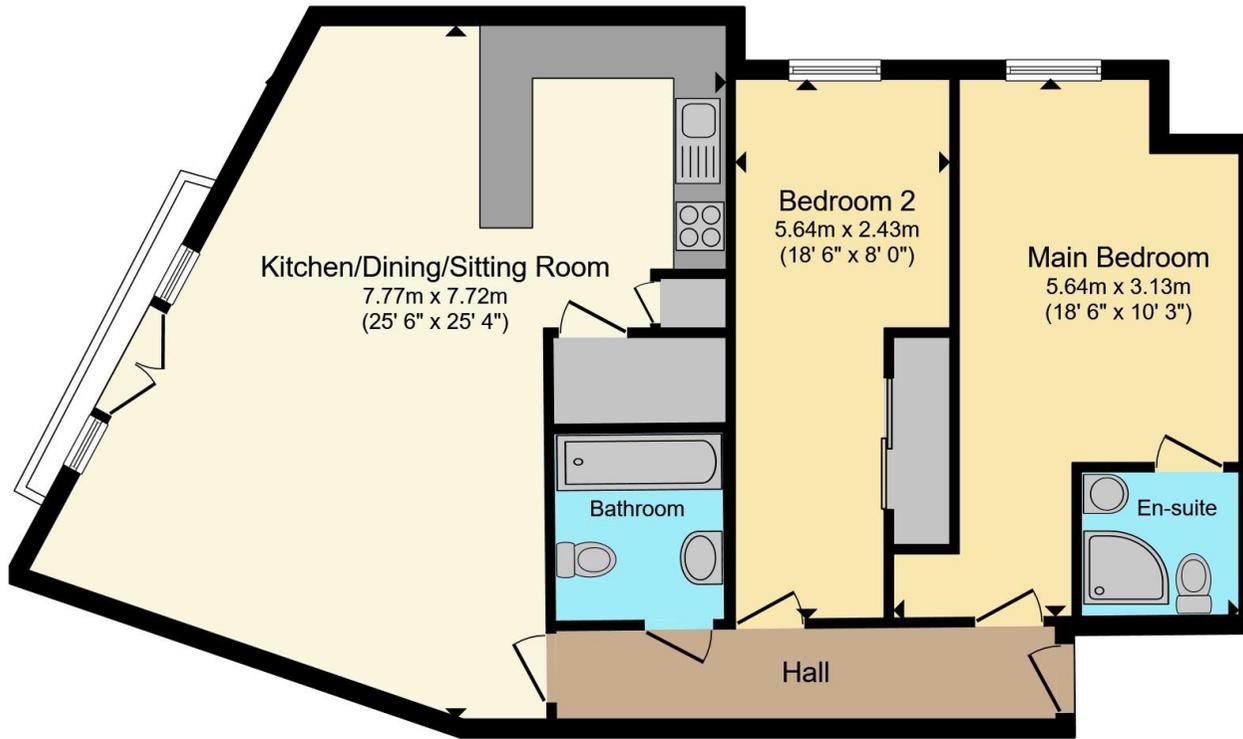
Bathroom

Bath with shower over. Wash hand basin.
Extractor fan. Tiled walls. Tiled flooring.

Parking

Gated underground parking.





Total floor area 87.3 m² (940 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: D Council Tax
 Band: D

Service Charge:
 1550.80

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311474

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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Property Ref: LBC311474 - 0003