



View of block



**£180,000**

Ideally situated offering easy access to all local amenities including the town center this one bedroom first floor apartment provides either a perfect first time purchase or investment opportunity, the property has been very well maintained throughout and offers a good sized open plan lounge/kitchen and shower room.

# Property Description

## **ENTRANCE**

Double glazed door to Communal Hallway.

## **COMMUNAL HALL**

Stairs to first floor landing, door to Entrance Hall.

## **ENTRANCE HALL**

Door to:

## **LOUNGE/KITCHEN AREA**

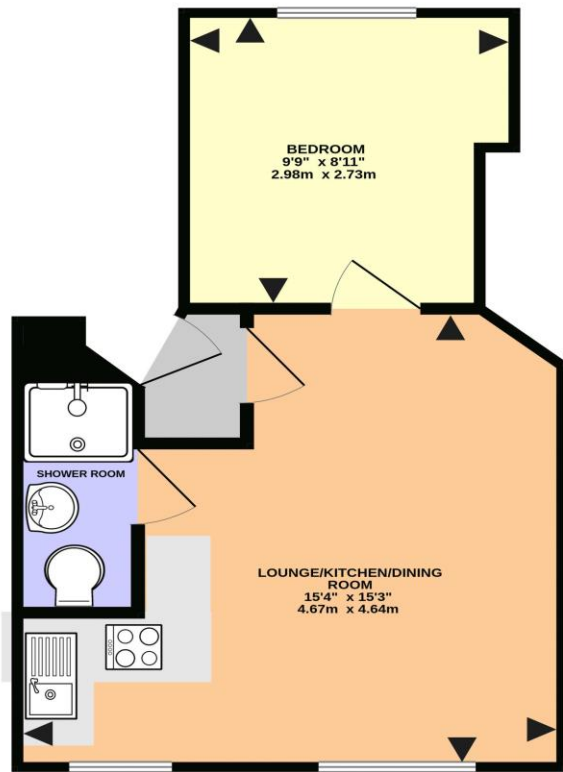
An open plan kitchen/living room, double glazed sash windows to front, electric radiator. KITCHEN AREA - Fitted with single drainer stainless steel sink unit with mixer tap. Range of floor standing units with work surfaces over. Fitted electric hob, part tiled walls, extractor fan, plumbing for automatic washing machine, doors to Bedroom and Shower Room.

## **BEDROOM**

Double glazed sash windows to rear, electric radiator.

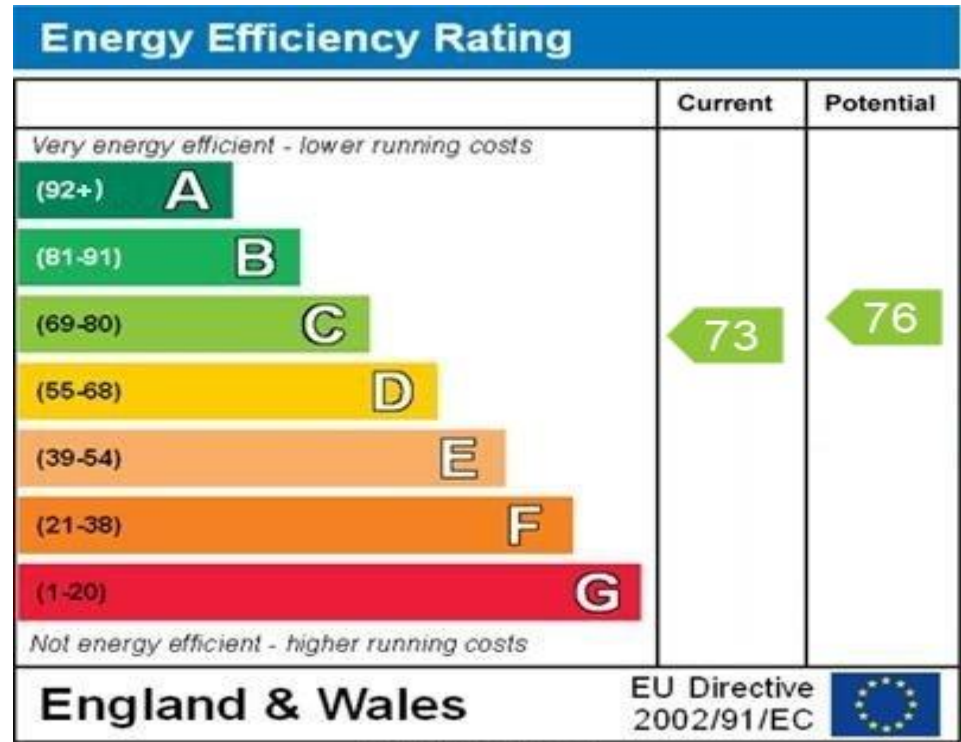
## **SHOWER ROOM**

Tiled shower cubicle, pedestal wash hand basin, low level w.c. tiled walls, extractor fan, heated towel rail.



WESTERN ROAD, TRING HP23 4BB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 306 sq.ft. (28.4 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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