





**Guide Price
£375,000**

Situated in the sought after Tring conservation area, just a short walk to Tring town centre which has an abundance of shops, restaurants and cafés, this extremely spacious three bedroom apartment comprises of kitchen with space for dining, good size living room, main bathroom, communal courtyard garden and two off street parking spaces. The property also marketed with no onward chain.

Property Description

ENTRANCE

Stairs rising to first floor.

LOUNGE

Double glazed windows to side and rear aspects. Stairs rising to bedroom one, radiator.

KITCHEN/DINER

Double glazed window to front aspect. A range of storage units at base and eye level, rolled edge work surfaces, integrated cooker, hob with extractor fan over, sink with drainer unit, space for fridge freezer, washing machine, dishwasher, storage cupboard housing gas combination boiler. Radiator.

LANDING

Doors to all rooms.

BEDROOM ONE

Three double glazed velux windows to both front and rear aspects, internet points along with four radiators.

BEDROOM TWO

Double glazed window to front aspect. Built-in wardrobe, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Built in wardrobe, radiator.

BATHROOM

Double glazed window to side aspect. Panelled bath with mixer tap and electric shower over, low level W.C, wash hand basin, heated towel rail, part tiled surround.

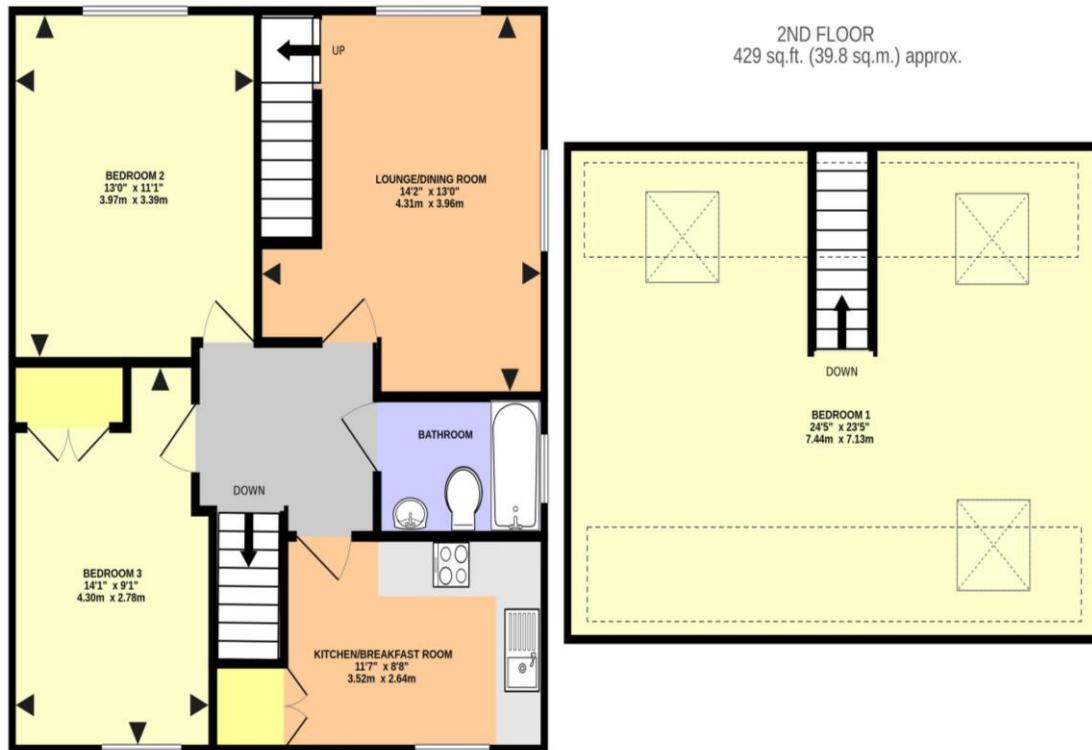
COURTYARD

A communal ease of maintenance garden, enclosed with fencing, gated access along with access to car port.

PARKING

Car port parking for two cars.

1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



2ND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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STRATFORD HOUSE, TRING HP23 6BQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

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