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Flat 1, 36 Frogmore Street, Tring, HP23 5AU

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## Guide Price £170,000

- ONE BEDROOM FIRST FLOOR FLAT
- LOCATED IN THE HEART OF TRING HIGH STREET
- BRIGHT LIVING AREA
- INTERACTIVE VIRTUAL TOUR
- NO ONWARD CHAIN
- WELL PRESENTED AND SPACIOUS
- MODERN KITCHEN AND BATHROOM

This well-presented one-bedroom first-floor flat is perfectly positioned in the heart of Tring High Street, offering an ideal blend of comfort, convenience, and character.

Set within a charming building and benefiting from generous natural light throughout, the property provides a bright and spacious feel from the moment you step inside. This flat is coming to the market with no onward chain.

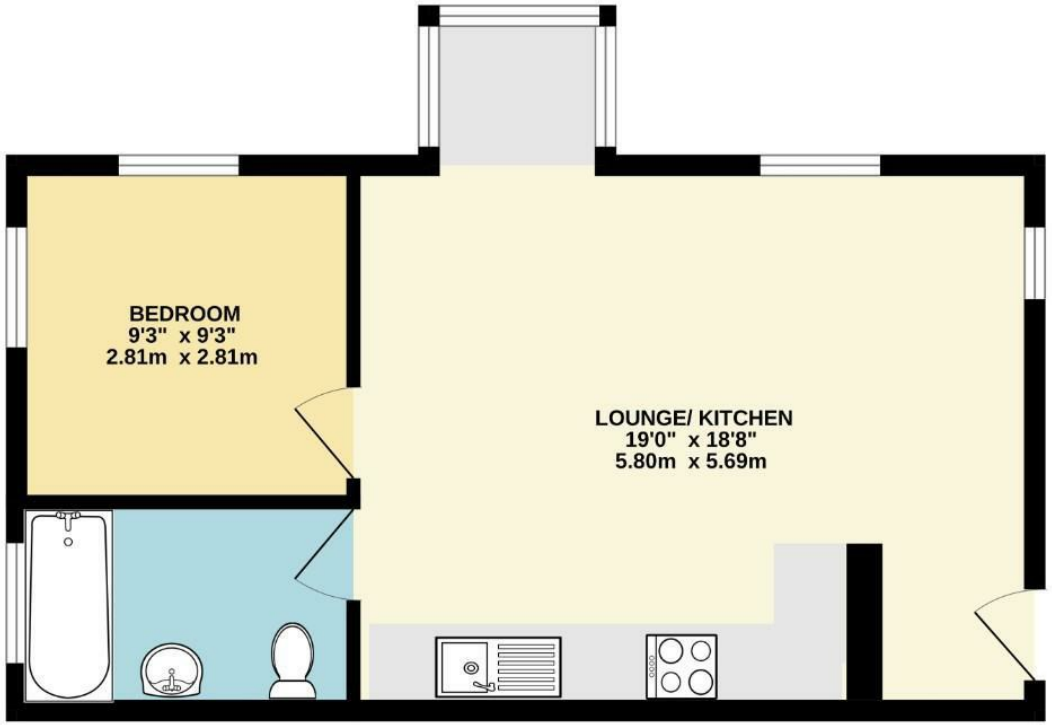
The welcoming living area offers ample room for both relaxation and dining, while the modern kitchen is neatly appointed and designed for everyday practicality. The bedroom is a good size, beautifully lit, and thoughtfully arranged to create a peaceful retreat. A well-finished bathroom completes the accommodation, offering a clean and contemporary space.

A valuable additional feature is the loft access, providing excellent extra storage—a rare advantage for a High Street property. With its stylish presentation, central location, and easy access to Tring's cafés, shops, and transport links,

**Agent Notes**
Lease 125 years from 27th June 2001
Ground rent - £25/quarter
Service charge - £1,716 per year
Buildings insurance (payable through management company) - £147/year

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# FIRST FLOOR
## 432 sq.ft. (40.2 sq.m.) approx.




TOTAL FLOOR AREA : 432 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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