



HUNTERS[®]
HERE TO GET *you* THERE

Elliman Court, 1 Gowers Yard, Tring, HP23 4FH

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Guide Price £285,000

- TWO BEDROOM GROUND FLOOR FLAT
- EN-SUITE TO MAIN BEDROOM
- CLOSE TO TRING HIGH STREET
- WELL APPOINTED KITCHEN
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- LONG LEASE
- INTERACTIVE VIRTUAL TOUR

Beautifully Presented Two-Bedroom Ground Floor Apartment – Offered with No Onward Chain

Ideally situated just a short distance from Tring High Street, this spacious and stylish two-bedroom ground floor apartment is perfect for those seeking convenient, modern living in a desirable location.

Upon entering, you are welcomed by a generous hallway complete with a useful storage cupboard. The bay-fronted lounge offers a bright and inviting living space, seamlessly flowing into the well-appointed kitchen. Fitted with an array of floor and wall-mounted units, the kitchen is complemented by sleek work surfaces and a range of modern integrated appliances — perfect for both everyday living and entertaining.

The main bedroom is a well-proportioned double, featuring a built-in wardrobe, charming bay window, and a private en-suite shower room. The second bedroom is also a comfortable double, ideal for guests or a home office. Completing the accommodation is a contemporary three-piece wet room, designed with both style and practicality in mind.

Offered to the market with no onward chain, this superb apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Agent Notes

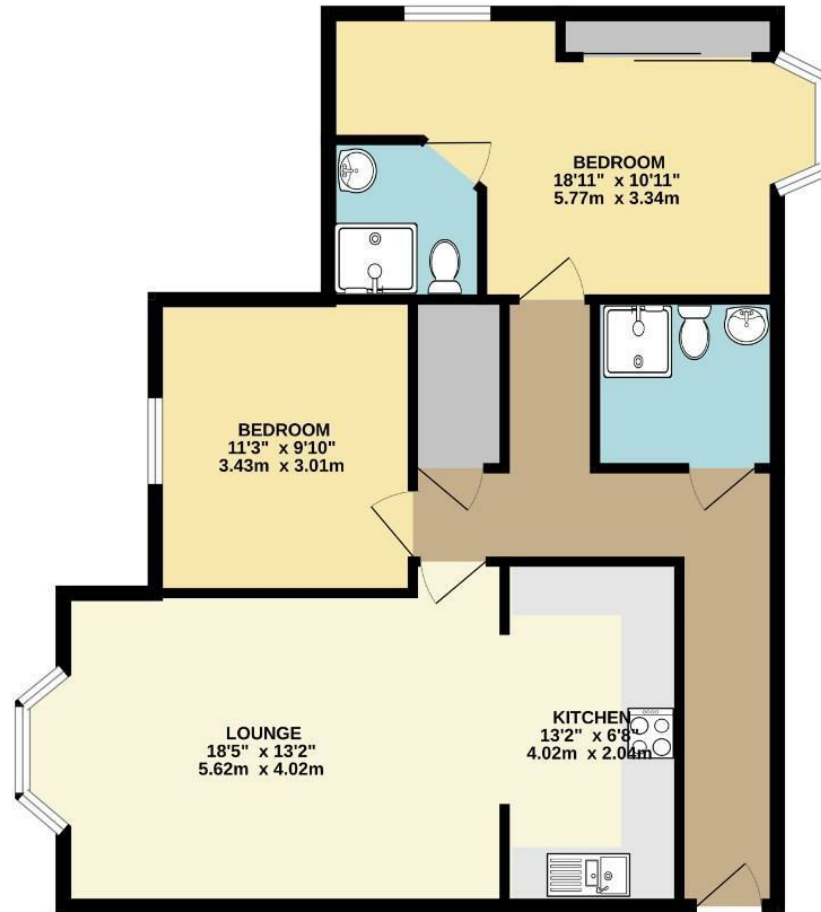
Lease Term - 155 years from 1 November 2003

Service Charge £2,392.86 per year.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252

tring@hunters.com | www.hunters.com

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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