



[View of block](#)



**£290,000**

A beautifully presented modern two bedroom second floor apartment with Juliet balcony welcomed to the market with an open plan living space, kitchen, ensuite shower room and main bathroom along with secure gated allocated parking and located just a short walk from the local amenities such as Tring's high street with an array of cafes, shops and restaurants.

# Property Description

## COMMUNAL ENTRANCE

Communal hall. Door to:

## ENTRANCE HALL

Electric radiator, airing cupboard housing hot water cylinder, further built-in cupboard.

## LOUNGE

Double glazed double doors and windows opening to Juliet balcony. Two electric radiators, opening to kitchen.

## KITCHEN

Double glazed window to side aspect. Fitted with a range of floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, integrated washing machine, dishwasher, fridge and freezer.

## BEDROOM ONE

Double glazed window to front aspect. Electric radiator, built-in wardrobes.

## EN-SUITE

Tiled shower cubicle, wash hand basin with storage below, low level WC, part tiled walls, heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect. Electric radiator.

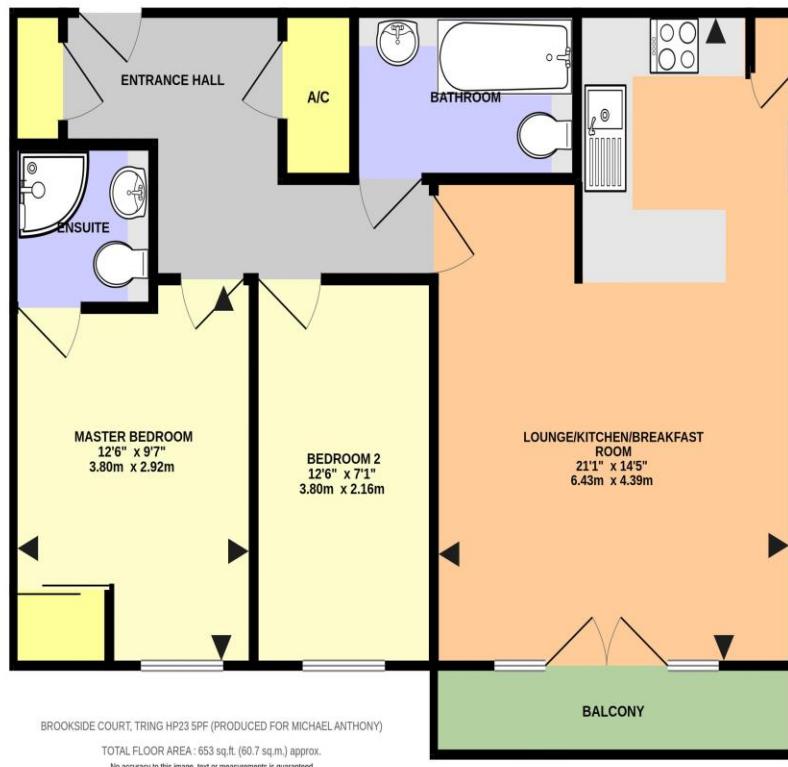
## BATHROOM

Comprising panelled bath with shower unit over, wash hand basin with storage below, low level WC, part tiled walls, tiled floor, heated towel rail.

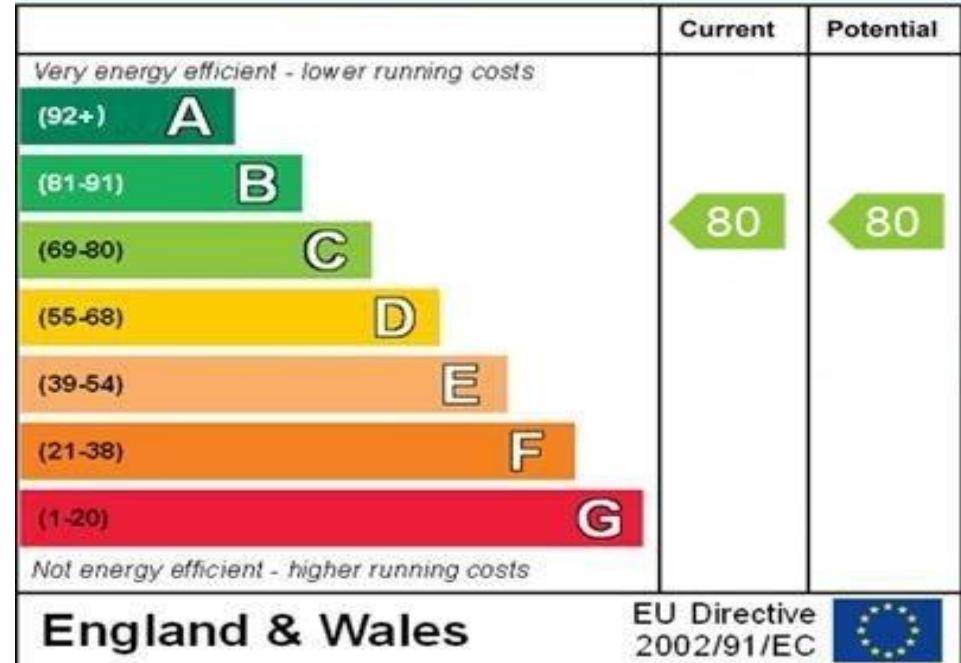
## OUTSIDE

## PARKING

Allocated underground parking for one car.



## Energy Efficiency Rating



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