











£260,000

Situated on the third floor enjoying elevated views this generously proportioned and well presented two bedroom apartment is welcomed to the market offering open plan kitchen and lounge area, bathroom and separate ensuite shower room, balcony and an allocated parking space. The property is a short walk away from Tring's local high street as well as schools, parks and the reservoirs.

# **Property Description**

### **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, storage cupboard.

# KITCHEN/LOUNGE

Double glazed windows to front and side aspect, double glazed double doors to balcony. Fitted with a range of wall-mounted and floor standing units with work surface over, island/breakfast bar, built-in oven and gas hob with extractor fan over, plumbing for dishwasher, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, radiator.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to:

### **EN-SUITE**

Double glazed frosted window. Low level WC, tiled shower cubicle, wash hand basin, radiator.

## **BEDROOM TWO**

Double glazed window. Radiator, built-in wardrobe.

### **BATHROOM**

Low level WC, sink with mixer tap, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail.

**OUTSIDE** 

**BALCONY** 

**PARKING** 

Allocated underground parking.



Energy Efficiency Rating

Current Potential

Very energy efficient - lower running costs
(92+) A

(81-91) B

(69-80) C

(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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MASSEY HOUSE, BROOK STREET, TRING HP23 SAX (PRODUCED FOR MICHAEL ANTHONY)

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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.

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