Michael ANTHONY

Eight Acres, Tring

£210,000 Leasehold

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£210,000

Situated overlooking the park this spacious one bedroom ground floor apartment offers easy access to the town center and all local amenities. The property has been very well maintained throughout and benefits include an open plan kitchen/living room with door opening onto the park, re fitted kitchen, gas central heating and communal gardens with brick built storage shed.

Property Description

ENTRANCE
Door to:

LOUNGE/KITCHEN
A wonderful open plan room which is fitted with a range of both floor and wall mounted units with work surfaces over, single drainer stainless steel sink with mixer tap, built in oven and hob, integrated dishwasher, fridge and freezer, plumbing for automatic washing machine, radiator, double glazed window to front and double glazed double doors to rear providing direct access to the park, door to inner hall.

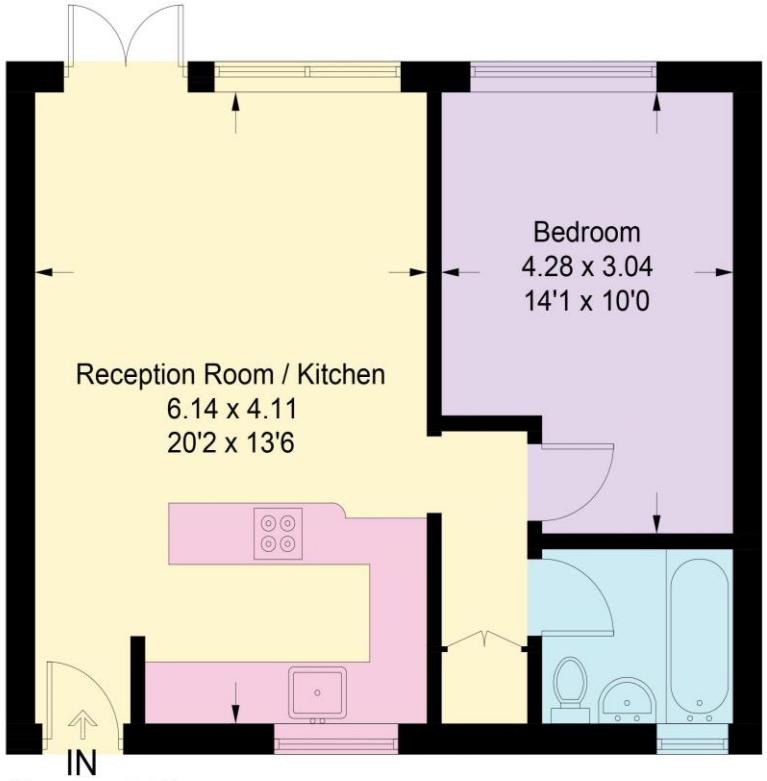
INNER HALL
Large built in cupboard housing gas combination boiler, doors to bedroom and bathroom.

BEDROOM
Double glazed window to rear aspect. Radiator.

BATHROOM
Refitted white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail. Double glazed window.

OUTSIDE

COMMUNAL GARDENS
Brick built storage shed.



Ground Floor

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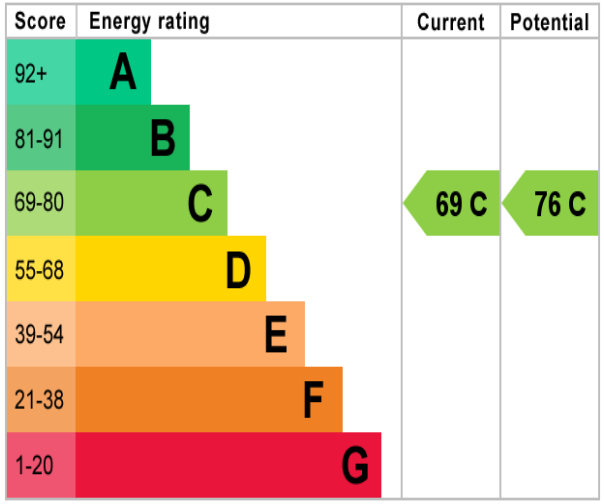
Approximate Total Area
486 sq ft / 45.2 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1336292)



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

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