



View of block





**£235,000**

Situated in this highly sought after courtyard location near to Tring station this spacious one bedroom apartment has been well maintained throughout and offers a good sized lounge/dining room, kitchen and bathroom, loft space, communal gardens and parking for two cars and the added benefit of no onward chain.

# Property Description

## ENTRANCE

Stairs rising to first floor. Door to:

## ENTRANCE HALL

Doors to bedroom and lounge, electric radiator, intercom phone.

## BEDROOM ONE

Two double glazed sash windows to side aspect. Electric radiator.

## LOUNGE

Double glazed window to side aspect. Electric radiator, door to lobby.

## KITCHEN

Double glazed sash window to side aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer and mixer tap, integrated hob with extractor fan over, integrated gas oven, space for fridge freezer, space for dishwasher.

## LOBBY

Storage cupboard, space for washing machine, utility cupboard, door to bathroom.

## BATHROOM

Low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over, part tiled walls, tiled floor, extractor fan, electric radiator.

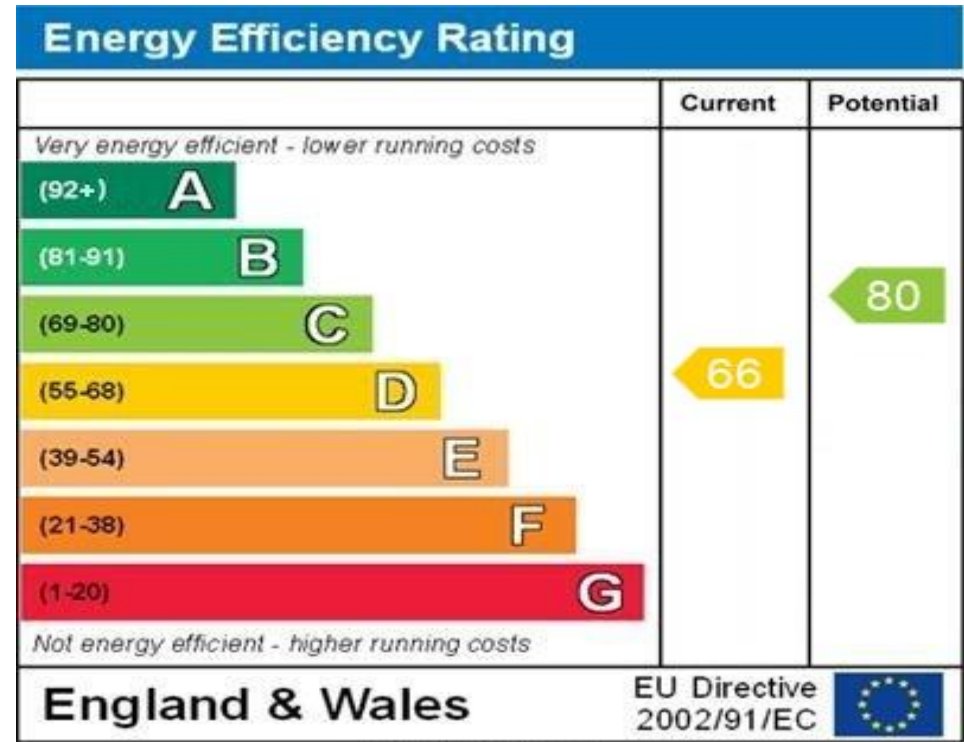
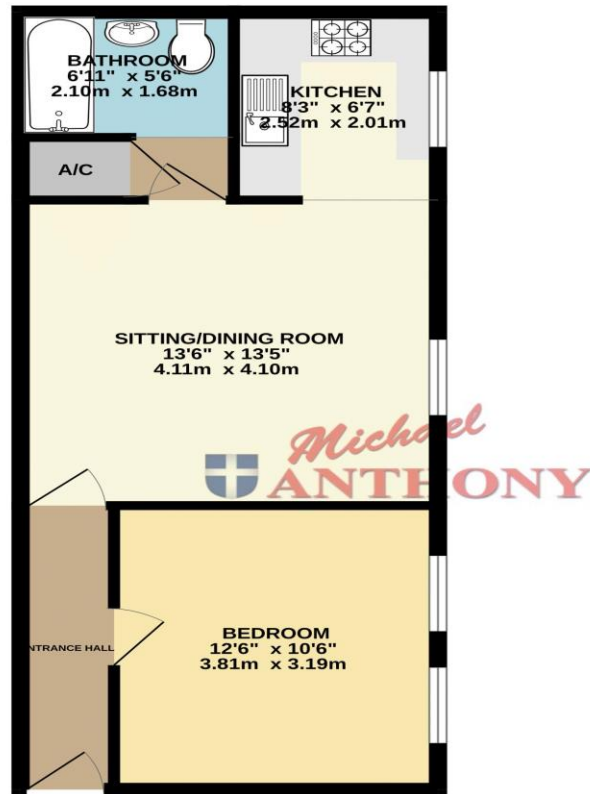
## OUTSIDE

## PARKING

Two parking spaces.

## COMMUNAL GARDENS

GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



ROYAL COURT, TRING STATION HP23 5SG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 461 sq.ft. (42.9 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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