





**Auction Guide Price
£85,000**

A first floor one bedroom apartment for over 55's conveniently situated in a tucked away position behind the High Street offering easy access for all local amenities. The accommodation comprises entrance hall, lounge/dining room, kitchen, double bedroom, bathroom and communal gardens and parking.

Property Description

COMMUNAL ENTRANCE HALL

Entrance door to: Stairs rise and turn to first floor landing with windows to front aspect and entrance door to:

OUTSIDE

Communal lawn area to rear.

ENTRANCE HALL

Laminate wood flooring. Electric night storage heater. Recessed storage cupboard. Airing cupboard housing hot water cylinder and slatted shelving. Doors to bedroom, bathroom and lounge/diner.

LOUNGE/DINER

Double glazed bay window to front aspect. Double glazed window to side aspect. Electric night storage heater. Television point. Door to:

KITCHEN

Wall mounted and floor standing units with roll edge work surface over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, plumbing for automatic washing machine, space for tumble dryer, space for cooker, space for fridge/freezer. Double glazed window to front aspect.

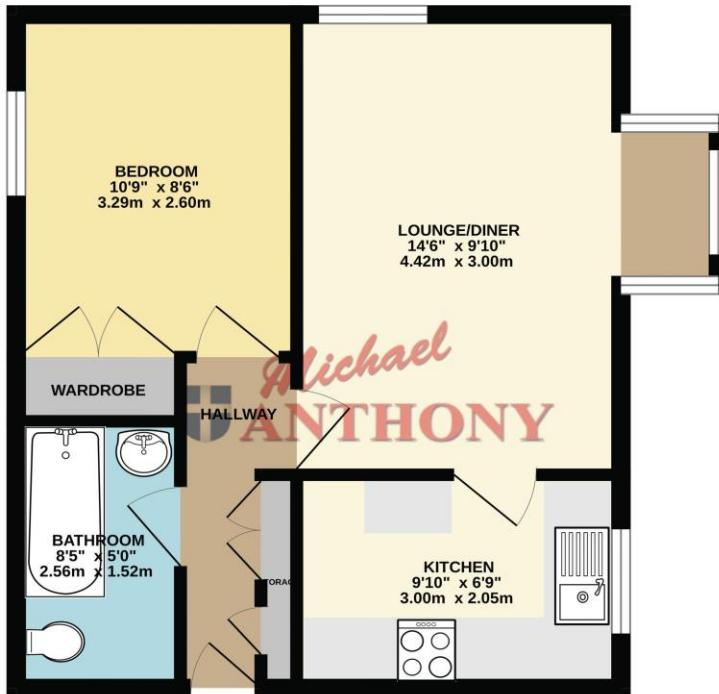
BEDROOM ONE

Double glazed window to rear aspect overlooking garden, electric night storage heater, recessed wardrobe with storage cupboard over. Television point. Telephone point.

BATHROOM

White suite comprising low level w.c. pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, heated towel rail, electric heater.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 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 inaccuracy. The floorplan is for guidance only and must not 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.

Made with Metrox 2225

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk

