







**£315,000**

This two bedroom ground floor apartment located to the back of Brookside Court, is offered to the market with no onward chain and is located within walking distance of Tring High Street. The property comprises of open plan kitchen/living room, en-suite to main bedroom, secured allocated parking and communal gardens with an area with container planting next to the apartment that can be enjoyed by the property.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Wall mounted electric heater, airing cupboard housing hot water cylinder, door to:

## LOUNGE/DINING/KITCHEN

Double glazed double doors to front aspect, two wall mounted electric heaters, opening to:

## KITCHEN

A range of storage cupboards at base and eye level, work surface areas over, stainless steel single drainer sink unit with mixer tap over, built in oven and hob with extractor hood over, integrated washing machine, dishwasher and fridge freezer.

## BEDROOM ONE

Double glazed window to rear aspect, wall mounted electric heater, built in wardrobe, door to:

## EN-SUITE

Comprising a tiled shower cubicle, low level w.c., wash hand basin, heated towel rail.

## BEDROOM TWO

Double glazed window to side aspect, wall mounted electric heater, built in wardrobes.

## BATHROOM

Frosted double glazed window to side aspect, comprising a tiled bath with shower over, low level w.c., wash hand basin, heated towel rail, extractor fan.

## OUTSIDE

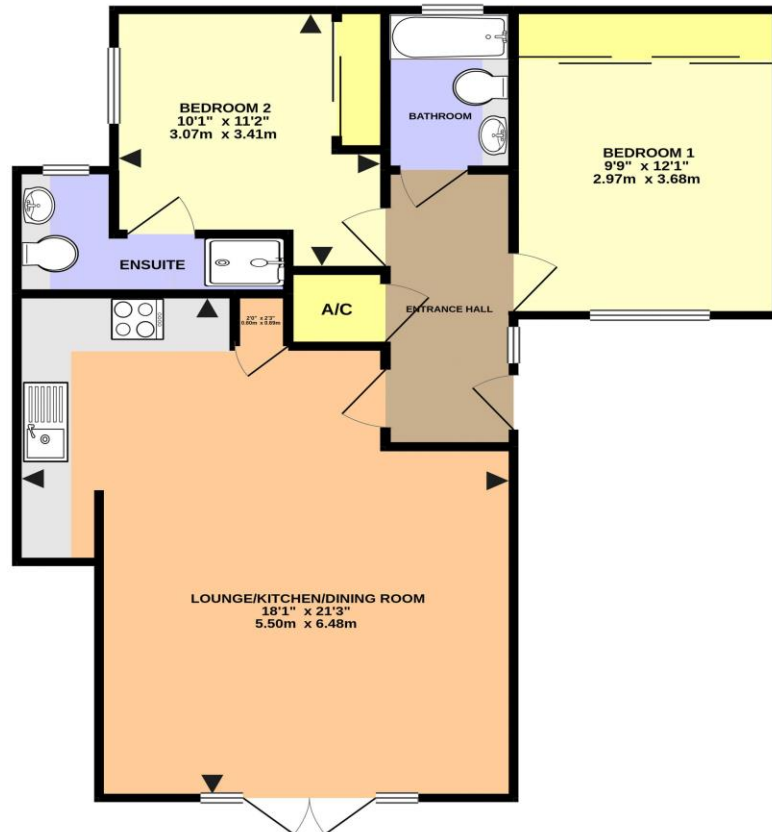
## PARKING

One allocated space underground.

## COURTYARD

Outside lights, space for table and chairs and potted plants.

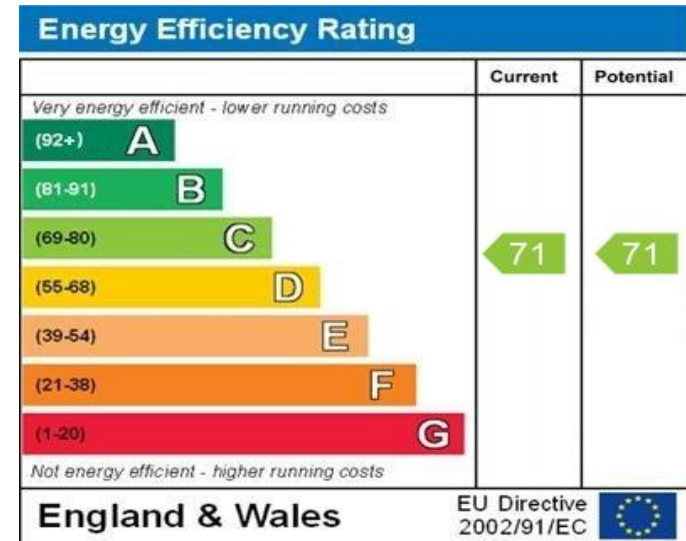
GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



BROOKFIELD HOUSE, TRING HP23 5PF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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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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