

**16 Brookside Court, Brook Street, Tring, Hertfordshire,
HP23 5PF**



- * 18FT LOUNGE/DINING ROOM* KITCHEN * TWO BEDROOMS**
- * EN-SUITE TO MASTER BEDROOM* BATHROOM * ALLOCATED PARKING**
- * NO UPPER CHAIN**

Offered to the market with no upper chain this modern two bedroom apartment has been well maintained throughout and is ideally situated within walking distance to Tring High Street. Other benefits include en-suite to the main bedroom, separate bathroom and secure gated allocated parking.

£289,950 Leasehold

ACCOMMODATION

ENTRANCE

Hardwood door to:

ENTRANCE HALL

Electric radiator, cloaks cupboard, airing cupboard housing hot water cylinder

LOUNGE/DINING ROOM

18' 10" x 14' 4" (5.74m x 4.37m)

Double glazed window to front. Two electric radiators.

KITCHEN

8' 3" x 7' 9" (2.51m x 2.36m)

Double glazed window to side aspect. Fitted with floor and wall mounted units with work surface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, fridge and freezer.

BEDROOM ONE

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to front aspect. Built in wardrobe, electric radiator.

EN-SUITE

Tiled shower cubicle, wash hand basin with storage cupboard below, low level w.c. part tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed window to front. Electric radiator.

BATHROOM

Comprising panelled bath with shower unit over, wash hand basin with storage cupboard below, low level w.c. heated towel rail, tiled floor, part tiled walls.

OUTSIDE

PARKING

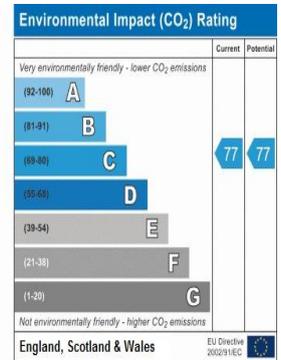
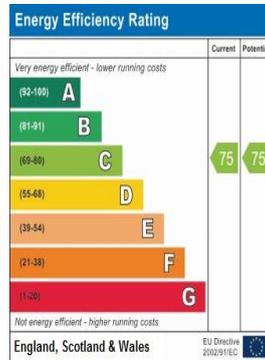
One allocated underground parking space.

16 Brookside Court

Approximate Gross Internal Area
64.8 sq m / 697 sq ft



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.
© CJ Property Marketing Ltd Produced for Michael Anthony



Michael Anthony Estate Agents 79 High Street Tring, HP23 4AB
Tel: 01442 891177 Email: tring@michaelanthony.co.uk
www.michaelanthony.co.uk

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