

# 2 bedroom flat for sale, Brook Street, Tring, Hertfordshire HP23 (199,950 GBP)



Location **East of England, Bedfordshire**  
<https://www.freedasz.co.uk/x-160417-z>

**DESCRIPTION** Offered to the market with No upper chain is this two bedroom apartment located on the first floor with security phone entrance system leading to the communal entrance. Upon entering the property you are welcomed via a spacious entrance hall with access to all rooms. There is a kitchen/sitting room with a balcony, master bedroom with en-suite shower room and a second bedroom. A white three piece bathroom completes the accommodation. There is underground car parking included along with additional visitor spaces. The property benefits gas to radiator heating and double glazing. Within easy walking distance of Tring town centre this property is a perfect purchase for both first time buyers and investment landlords alike. For your appointment to view please call the Vendor`s sole agents Cesare and Co. Agent`s notes: Maintenance charge 850.00 per annum. Ground rent 125.00 per annum **SITUATION** The historic small market town of Tring is surrounded by beautiful Chilterns countryside and yet only a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and The Berkhamsted School. Communications are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service in to London Euston approximately 36 minutes. **LOCAL AUTHORITY** Dacorum Borough Council **SERVICES** We are advised that all mains services are connected. **VIEWING** By appointment with Cesare & Co, 48 High Street, Tring, Hertfordshire, HP23 5AG. **IMPORTANT NOTICE** Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not constitute any offer or any part of a Contract. The Vendors, his Agents, Cesare & Co and persons in the employment do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Cesare & Co. **Notice** Please note we have not tested any apparatus, fixtures, fittings, or services. Purchasers must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance.

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