



## All The Ingredients Needed For A Fabulous Lifestyle

This chain free instruction is located on the second floor of an attractive group of apartments all conforming to a contemporary style. Presenting a stylish interior design with; a spacious open plan kitchen and living room, integrated appliances, two good sized and well-proportioned double bedrooms, a master bedroom with en-suite and a luxury marble effect bathroom. The property comes with an allocated parking space within the apartments gated sub-croft parking area and offers lift access to all floors. Entrance is permitted by an entry-phone on the exterior of the building. Tring is a desirable market town on the fringes of the Chiltern Hills. Tring offers a wide range of facilities, including a branch of the Natural History Museum, the Grand Union Canal and the Pendley Court Theatre. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and Prezzo.

BROOK STREET

TRING  
HP23 5PF

Price Guide £320,000



**Ground Floor**

Approx. 753.1 sq. feet



Total area: approx. 753.1 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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*Specialists in Bespoke Properties*

- Modern Apartment
- Two Bathrooms
- Gated Development
- Balcony
- Two Double Bedrooms
- Underground Parking
- Lift To All Floors
- Second Floor Living

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	75
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Award Winning Agency