



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



Situated just moments from Tring's bustling High Street, this impeccably presented ground floor apartment promises stylish, contemporary living in a remarkably convenient setting. Approached via a secure communal entrance, the property welcomes you into a generously sized hallway-setting the tone for the sense of space and comfort that continues throughout.

The heart of the home is a beautifully designed open-plan living area, thoughtfully configured to provide both comfort and versatility. With direct access to a private rear courtyard through elegant double doors, the indoor and outdoor spaces blend seamlessly ideal for entertaining, al fresco dining, or simply unwinding in the fresh air. The sleek, handleless kitchen features modern integrated appliances, delivering a minimalist aesthetic that perfectly complements the airy living space.

Accommodation comprises two spacious double bedrooms, both offering excellent proportions. The principal bedroom further benefits from its own set of double doors opening onto the courtyard, flooding the room with natural light and providing pleasant views. A luxurious, well-appointed bathroom completes the living accommodation, adding a sense of boutique luxury to everyday routines. Externally, residents enjoy beautifully maintained communal gardens and the reassurance of allocated parking in a secure underground car park-a rare advantage for such a central location.

#### Location

Brook Street offers the best of Tring on your doorstep. The vibrant town centre is mere minutes away, with its charming array of independent shops, cosy cafés, and acclaimed restaurants, including the renowned Akeman. Everyday essentials are easily at hand, from Marks & Spencer Simply Food and Tesco to local butchers and newsagents. The lively Charter Market each Friday and Farmers Market every other Saturday add to the town's character and appeal. Families are well catered for with excellent schooling options nearby, including Goldfield, Bishop Wood, Tring School, and the prestigious Tring Park School for Performing Arts, while further educational choices await in neighbouring Berkhamsted. For commuters, Tring's train service provides swift access to London Euston in around 40 minutes, and the A41 by-pass connects easily to the M25, making travel effortless.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**welcome to**

## **Brookside Court Brook Street, Tring**

- Two double bedrooms
- Open plan kitchen/living/dining room
- Beautifully presented
- Communal areas
- Secure parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 4000.00

Ground Rent: 460.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**

A perfect choice for first-time buyers, downsizers or investors, this superb apartment offers low-maintenance living in a thriving, well-connected community. Arrange your viewing today to discover all that this exceptional home and its sought-after location have to offer.

### **3 Brookside Court**

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

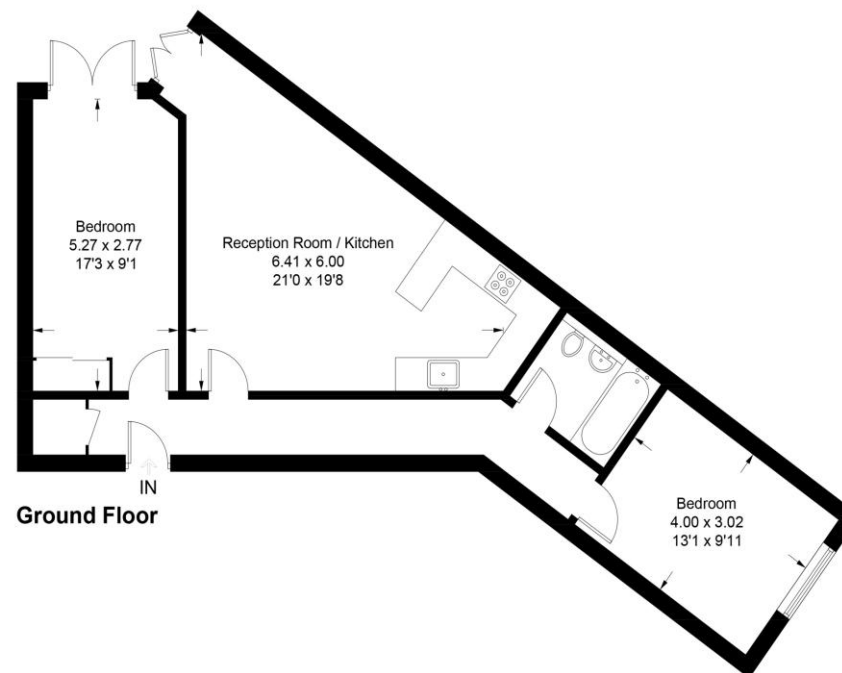


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID956363)

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**Property Reference:**  
TRG108720 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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