



**Pope Court Gowers Yard, Tring HP23 4FD**



This perfectly positioned ground floor apartment is located in the heart of Tring with local amenities all within easy access. The property consists of a bright and spacious living / dining room which features a lovely bay window, a recently refitted kitchen, two good sized double bedrooms with the master boasting an en suite, a superb bathroom and plenty of storage space throughout. Further benefits include allocated parking, well maintained communal areas and double glazing throughout.

Pope Court is just off Western Road in the very heart of Tring, just a two minute walk to the High Street where you will find a variety of shops and restaurants including M&S and Costa Coffee. The doctors surgery and pharmacy are just along the road and the property is on an excellent bus route. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes.. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of Preparatory and public schools.





welcome to

## Pope Court Gowers Yard, Tring

- Ground floor living and close to the High Street shops
- Bright & Spacious Two Bedroom Apartment
- En Suite & Family Size Bathroom
- Allocated Parking
- Excellent Location

Tenure: Leasehold EPC Rating: C

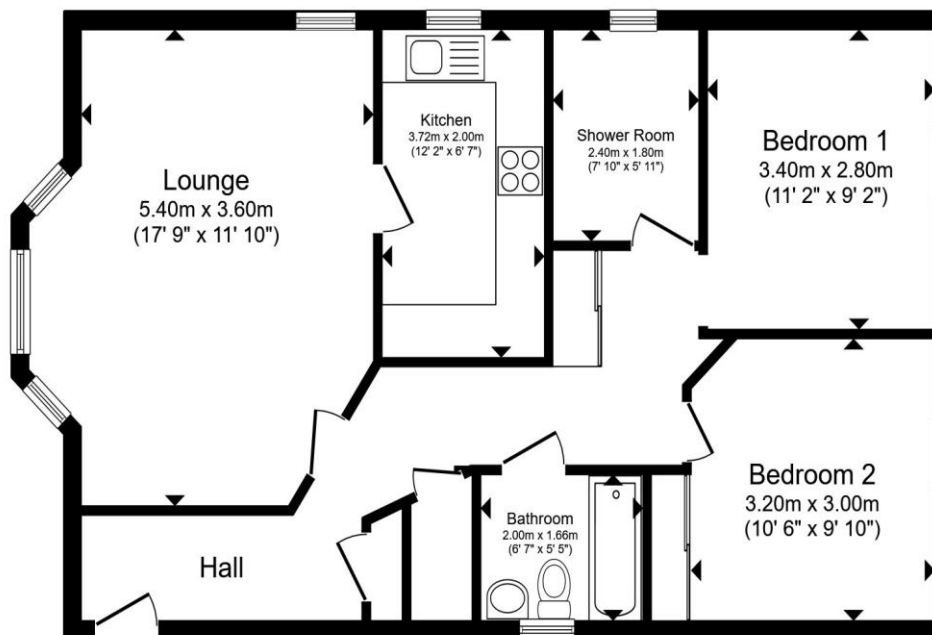
Council Tax Band: D Service Charge: 2392.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £295,000

Pope Court, located just off Western Road is a lovely modern development. This delightful ground floor apartment is perfect for first time buyers, down sizers and investors alike.



Total floor area 71.8 m<sup>2</sup> (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Reference:  
TRG108993 - 0003

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