



HUNTERS[®]
HERE TO GET *you* THERE

WESTMINSTER COURT - HIGH SPECIFICATION
APARTMENT

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Guide Price: £425,000

Stunning brand new conversion of the upper floor of this prominent Grade II listed building. The building has been sympathetically restored and converted into three large flats with a high end specification. Large kitchen/ diner / living room with a superb white gloss kitchen with 'Corian' worktops. stunning bathroom and en-suite to the master bedroom. Large sash windows and high ceilings give a feeling of space that is accentuated by the solid wood flooring in the living areas and light toned carpet in the bedrooms. Throughout the flat is underfloor electric heating.

«EpcGraph»

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 83 High Street, Tring, Hertfordshire, HP23 4AB | 01442 500252
Tring@hunters.com | www.hunters.com

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LOCATION

Situated in the centre of Tring high St above the Natwest Bank.

ENTRANCE

A communal hallway with staircase rising to the first floor. Front doors to all three flats.

HALLWAY

With solid wood floor, doors off to living room and bedroom, Video entry system. Window overlooking rear aspect.

LIVING / KITCHEN/ DINING

Large living room with open plan kitchen dining area. High ceilings and a large window overlooking the rear aspect. Oak flooring with underfloor heating, Feature fireplace,

KITCHEN

Stunning kitchen with high gloss white units with 'Corian' work surface over and inset stainless steel sink with chrome mixer tap over. Integrated appliances to include, washing machine, dishwasher, fridge, freezer and electric oven with induction hob over and stainless steel extractor fan. Oak flooring with underfloor heating and halogen spotlights.

MASTER BEDROOM

Accessed from the hall. With fitted beige carpet, large window overlooking rear aspect. Feature fireplace, spotlights, underfloor heating and door into en-suite.

EN-SUITE

Three piece suite comprising; Shower with glass screen and chrome thermostatic shower over. Dual flush W.C, wash hand basin. Extractor fan, chrome towel rail. Fully tiled shower and part tiled walls. Tiled floor.

BEDROOM TWO

Fitted carpet in a light beige colour, high ceilings. large window overlooking the side aspect. Underfloor heating.

BATHROOM

Three piece suite comprising ; Bath with glass screen and chrome thermostatic shower over, W.C with dual flush, wash hand basin with chrome mixer taps over. Part tiled walls and tiled floor. Extractor fan, chrome towel rail.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01442 500252

OPENING HOURS:

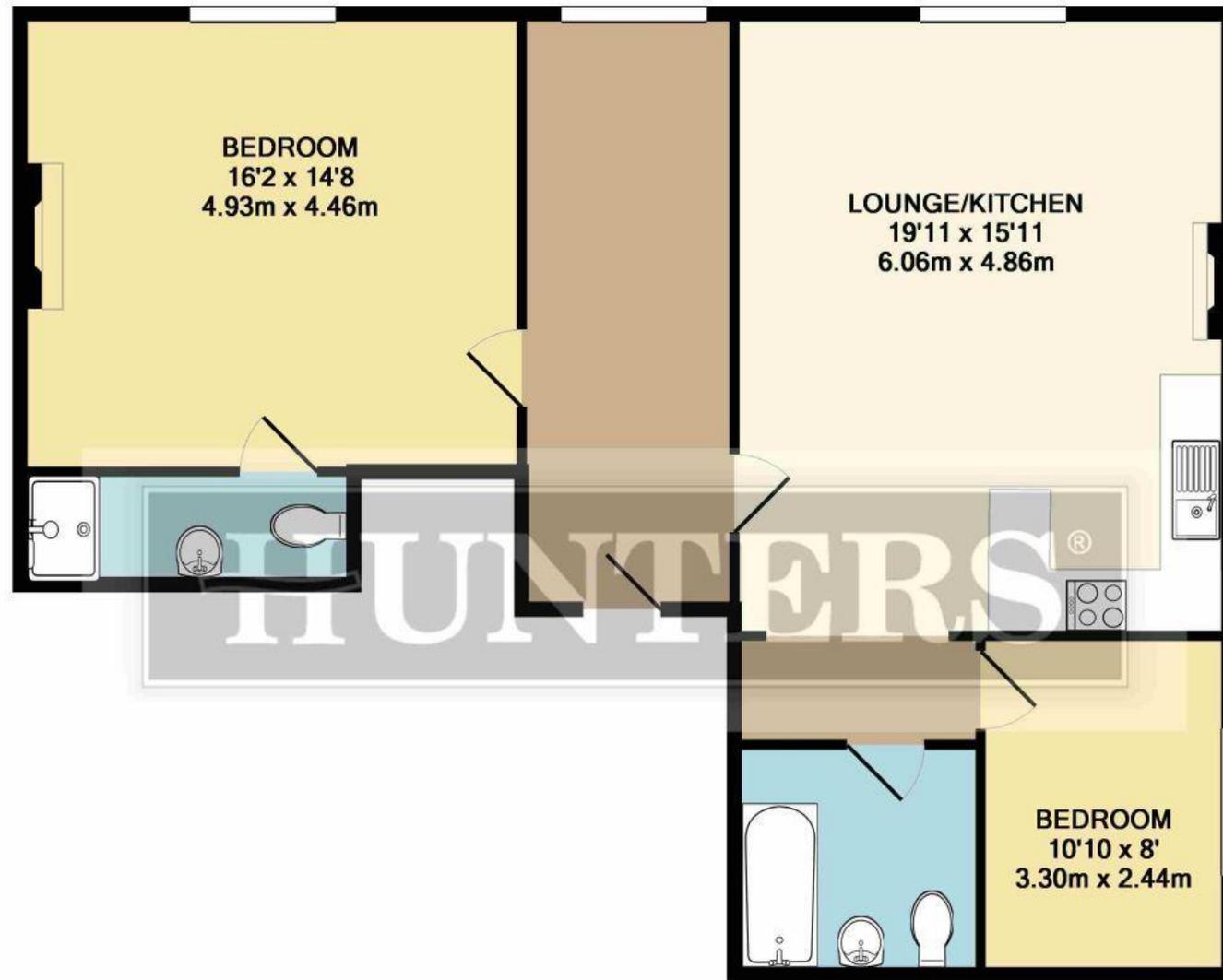
Monday - Friday: 09:00 am - 6:00 pm
Saturday: 9.30am – 5pm
Sunday: By appointment only

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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