



HUNTERS[®]
HERE TO GET *you* THERE

32 Brookside Court Brook Street, Tring, HP23 5PF

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Offers In Excess Of £280,000

- TWO BEDROOM MODERN APARTMENT
- SHORT WALK TO HIGH STREET
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE TERRACE FOR OUTDOOR RELAXATION
- ACCESS TO WELL-MAINTAINED COMMUNAL GARDEN
- PRIME CENTRAL TRING LOCATION
- SPACIOUS OPEN-PLAN LIVING AREA
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- SECURE UNDERGROUND ALLOCATED PARKING
- INTERACTIVE VIRTUAL TOUR

Step into this beautifully finished two-bedroom apartment and enjoy a smooth, stress-free move right into the heart of Tring. Everything is set for an effortless transition into your new home.

Ideally located just a short walk from Tring High Street, this modern apartment offers the perfect balance of practicality and style. As you enter, you're welcomed by a spacious hallway featuring useful built-in storage and access to all rooms.

The main bedroom provides a calm and comfortable space, complete with its own en-suite shower room. A second generously sized double bedroom sits adjacent to a contemporary family bathroom, making it ideal for guests, family, or even a home office setup.

At the centre of the home is the impressive open-plan living area. The kitchen is thoughtfully designed with integrated appliances and plenty of storage, flowing seamlessly into a bright and airy lounge and dining space. From here, doors open out onto a private terrace — perfect for relaxing with your morning coffee or unwinding in the evening.

Further benefits include a secure, allocated parking space within an underground car park, along with convenient lift access directly to your floor. Residents also enjoy access to a well-kept communal garden, offering outdoor space without the maintenance.

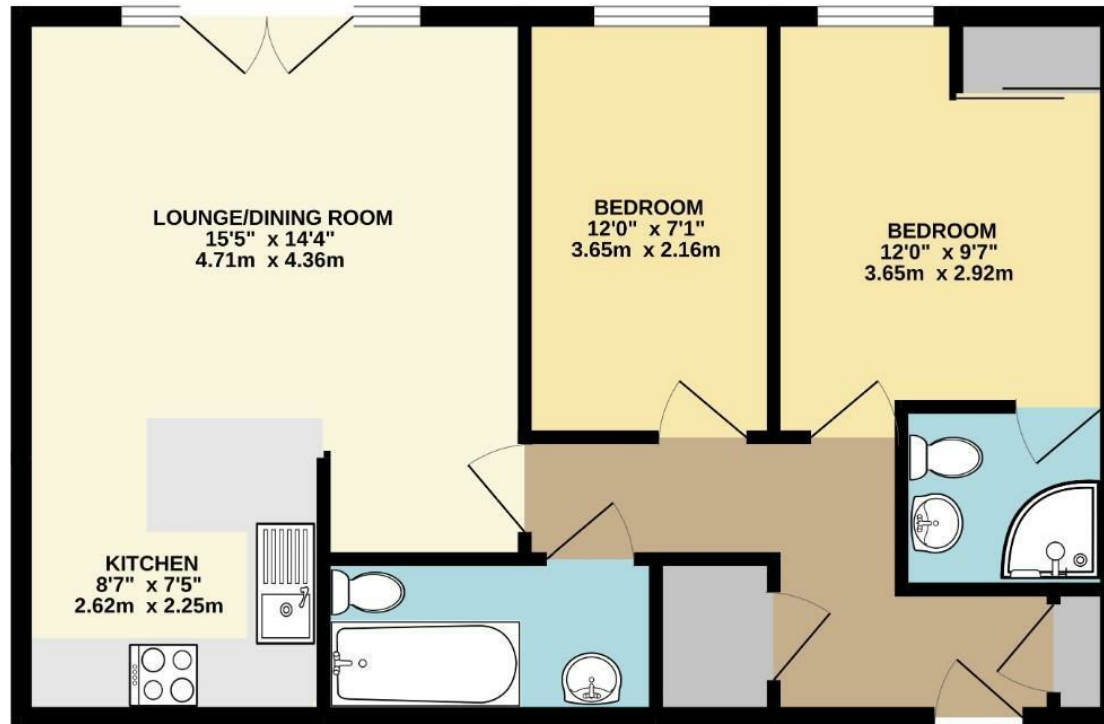
For those seeking a modern, low-maintenance home in a prime Tring location, this apartment is an excellent choice.

Agent Notes

Lease Length - 125 Years
Lease Start Date- 1 January 2016
Ground Rent - £454.06
Service Charge - £1733.55 per six months

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THIRD FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





