





**Guide Price**  
**£250,000**

Situated on this sought after development offering easy access to all local amenities and town centre this two bedroom first floor apartment has been well maintained throughout and benefits from, an open plan kitchen/living room, main bedroom with en suite shower room, balcony and secure under ground allocated parking.

# Property Description

## COMMUNAL ENTRANCE

### ENTRANCE

Door to:

### ENTRANCE HALL

Doors to all rooms, radiator, storage cupboard housing wall-mounted gas boiler.

### LOUNGE

Double glazed window and double doors to balcony. Radiator.

### KITCHEN

Double glazed window and door to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated fridge freezer, integrated dishwasher, space for washing machine, electric oven and gas hob with extractor fan over, one and a half bowl sink unit with mixer tap over, two radiators.

### BEDROOM ONE

Two double glazed windows to rear aspect. Built-in wardrobe, radiator, door to:

### EN-SUITE

Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

### BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## BATHROOM

Low level WC, panelled bath with shower over, wash hand basin with mixer tap, heated towel rail.

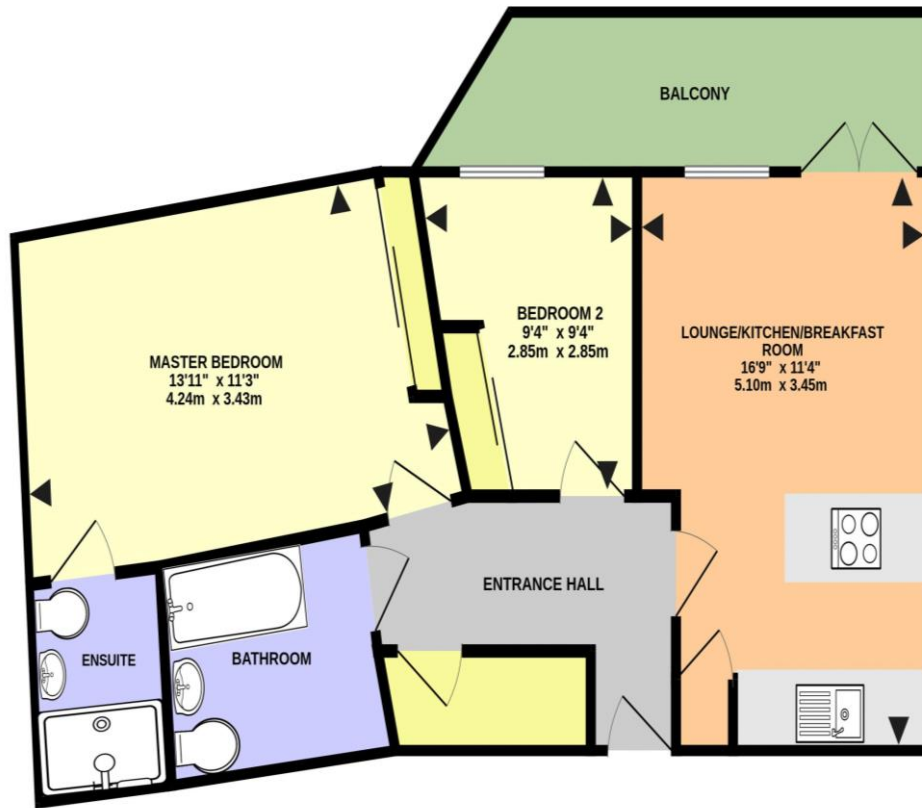
## OUTSIDE

### PARKING

One allocated parking space in gated car park.

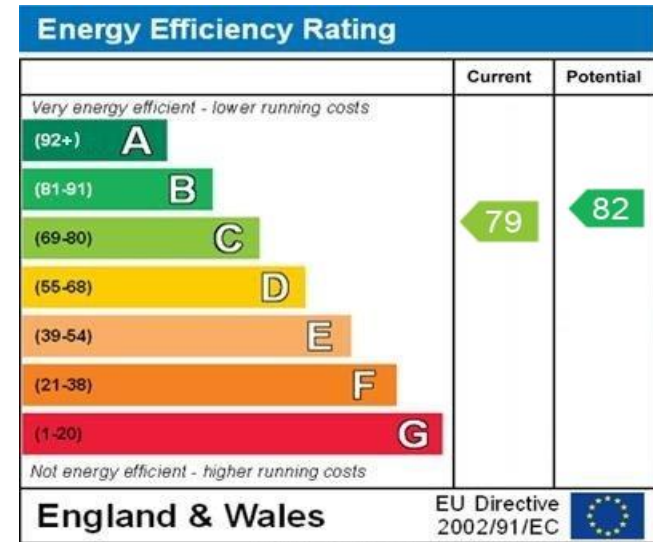
### BALCONY

Balcony to rear providing outside hosting space



MASSEY HOUSE, TRING HP23 5AX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 513sq.ft. (47.6 sq.m.) approx.  
 No accuracy to this image, text or measurements is guaranteed  
 Made with Metropix ©2024



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB  
 01442 891177 | tring@maea.co.uk