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85 Eight Acres, Tring, HP23 5DH

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Guide Price £255,000

- TWO DOUBLE BEDROOMS
- OWN PRIVATE FRONT DOOR
- WELL PRESENTED THROUGHOUT
- BRICK SECURE STORAGE SHED
- SHORT DISTANCE TO POPULAR TRING CENTRAL
- GROUND FLOOR APARTMENT
- SHORT DISTANCE FROM TRING TOWN CENTRE
- INTERACTIVE VIRTUAL TOUR
- WASHING LINE AREA

This beautifully presented two-bedroom ground floor apartment is ideally positioned within easy walking distance of Tring's vibrant town centre, offering a superb selection of shops, cafés and local amenities right on the doorstep. The property further benefits from its own private front door, creating a more independent, house-like feel, and is offered in excellent decorative order throughout, ready to move straight into.

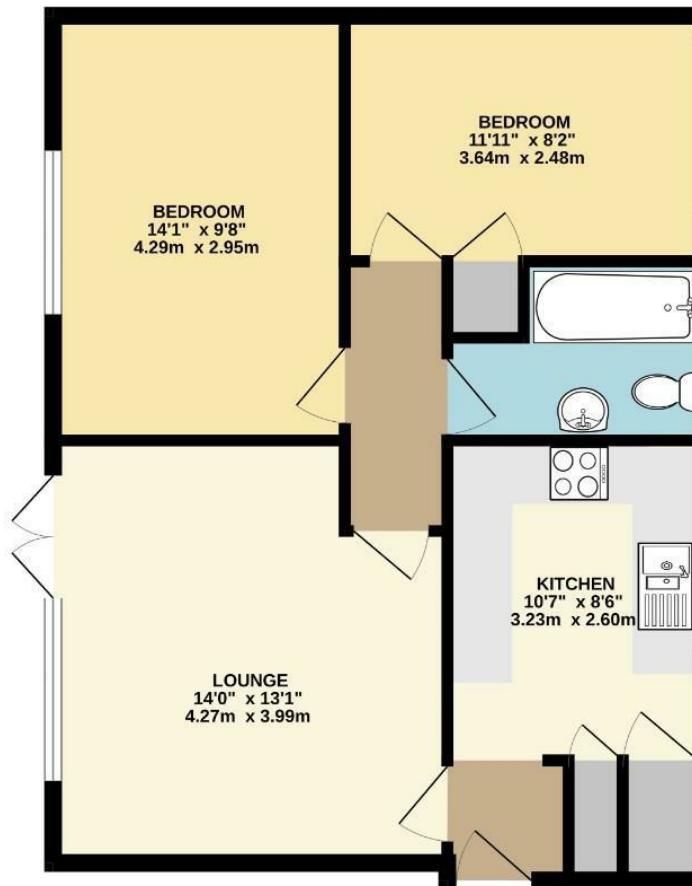
The accommodation is both spacious and well planned, beginning with a well-appointed kitchen fitted with a comprehensive range of wall and floor mounted units, providing generous storage and preparation space. The bright and airy lounge is a real highlight, offering a comfortable and versatile living space with plenty of room for both relaxing and entertaining.

The property boasts two well-proportioned double bedrooms, both tastefully presented, along with a modern bathroom fitted with a stylish suite. The overall presentation of the apartment is to a high standard, creating a welcoming and contemporary feel throughout.

This superb home would make an ideal purchase for first-time buyers, downsizers or investors, combining a convenient location with spacious, well-maintained accommodation.

Tring is a highly regarded historic market town, offering a wide range of independent shops, cafés and restaurants, and is surrounded by beautiful rolling countryside. The area is exceptionally well served for schooling, including the renowned Tring Park School, Goldfield Infants and Nursery, Tring School, as well as nearby grammar schools. For commuters, Tring mainline railway station provides fast and frequent services to London Euston and Birmingham, while excellent road links offer easy access to the surrounding areas.

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

