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30A High Street, Tring, HP23 5AA

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Guide Price £290,000

- TWO BEDROOM DUPLEX APARTMENT
- KITCHEN/BREAKFAST ROOM
- LONG LEASE
- WELL PRESENTED THROUGHOUT
- NEW ROOF IN 2022
- HIGH STREET LOCATION
- UTILITY ROOM
- SHORT DISTANCE FROM A MAINLINE STATION
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- CHARACTER FEATURES

Nestled in an elevated and prime location at the very heart of the town, this charming two bedroom period conversion exudes character and timeless appeal. It presents a fantastic opportunity for first time buyers.

Tucked away above the vibrant High Street and just a short stroll from a delightful selection of the town's diverse amenities, coffee shops, and inviting eateries, this stylish apartment is a peaceful sanctuary. A viewing is highly recommended to truly appreciate the exquisite internal accommodation. The spacious sitting room, with its soaring ceilings and a beautifully ornate fireplace, is a standout feature, offering a warm and inviting atmosphere. The well-appointed kitchen/breakfast room, along with the adjoining utility room, combines both practicality and sociability, making it ideal for relaxed living and entertaining.

On the upper floor, you'll find two generously sized bedrooms, a family bathroom, and a charming landing area adorned with an impressive lightwell that floods the space with natural light.

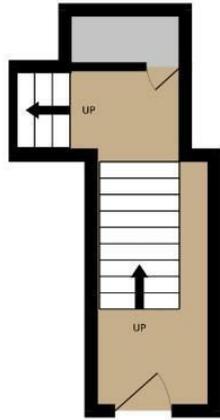
The lease for this property is 125 years, beginning in 2007, leaving 109 years remaining. The ground rent is a modest £100 per annum, with the building's insurance for 2023/24 already paid at £392.46. Notably, there is no service charge. The owner of 30a shares the responsibility for any external repairs or maintenance with the ground floor owner, splitting the costs equally.

This delightful property offers an enviable blend of period charm, modern convenience, and a prime location – an opportunity not to be missed! The property further benefits from having the roof replaced and re-pointed in 2022.

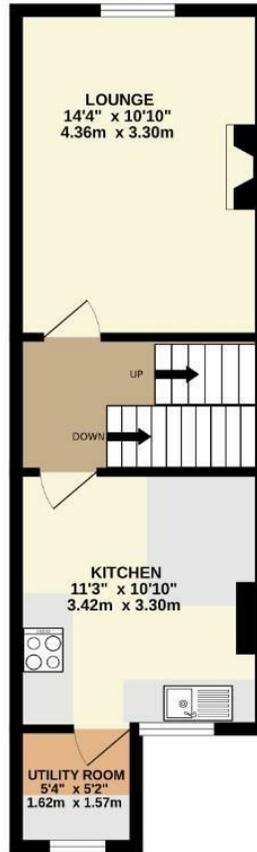
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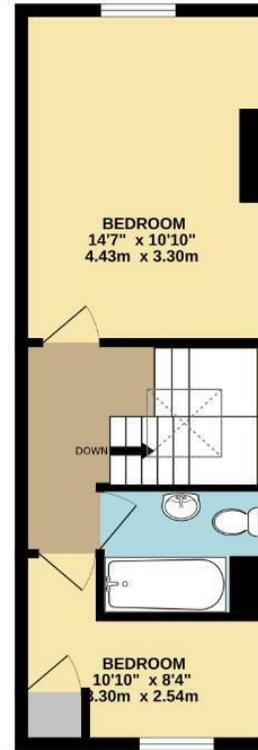
BASEMENT  
103 sq.ft. (9.5 sq.m.) approx.



FIRST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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## Agent Notes

Lease Length; 125 years from March 2007

Service Charge -

£100 per annum for the first 25 years from new

£200 per annum for the next 25 years from new

£400 per annum for the next 25 years from new

£800 per annum for the next 25 years from new

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.





