



MASSEY HOUSE
BROOK STREET, TRING HP23 5AX

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OIEO £250,000 Leasehold

A spacious and modern top floor flat with two parking spaces, sunny balcony and ensuite.

This superb apartment is situated on the third floor of the sought after development and offers delightful, open plan living space with fully fitted kitchen/living room featuring a south/west facing balcony and a pleasant open outlook. There are two double bedrooms, each with built in wardrobes, and en-suite shower to the principal bedroom. There is also a guest bathroom with a shower over the bath and folding splash screen. There is a secure telephone entry system and a lift as well as stairs to take you to the well-maintained communal entrance hall. The property comes with two allocated parking spaces immediately to the front of the building and there are allocated visitor spaces too.

Massey House is a sought-after development of apartments around a quarter of a mile from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone, a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.

Agents Notes:

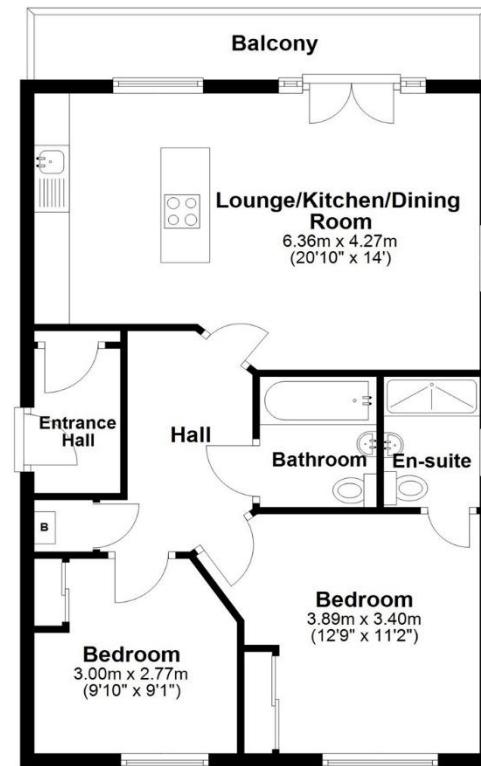
Lease – 125 years from 1 January 2004

Please contact the Branch for any further information.





Floor Plan
Approx. 68.6 sq. metres (738.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□

TRG108830 – Version 1

EPC rating – TBC Council Tax Band - D



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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