



View of block



£260,000

Offering one of the largest accommodation style available and situated on the third floor enjoying elevated views this well presented two bedroom apartment is welcomed to the market offering open plan kitchen and lounge area, bathroom and separate ensuite shower room, balcony and an allocated parking space. The property is a short walk away from Tring's local high street as well as schools, parks and the reservoirs.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, storage cupboard.

KITCHEN/LOUNGE

Double glazed windows to front and side aspect, double glazed double doors to balcony. Fitted with a range of wall-mounted and floor standing units with work surface over, island/breakfast bar, built-in oven and gas hob with extractor fan over, plumbing for dishwasher, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, radiator.

BEDROOM ONE

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

EN-SUITE

Double glazed frosted window. Low level WC, tiled shower cubicle, wash hand basin, radiator.

BEDROOM TWO

Double glazed window. Radiator, built-in wardrobe.

BATHROOM

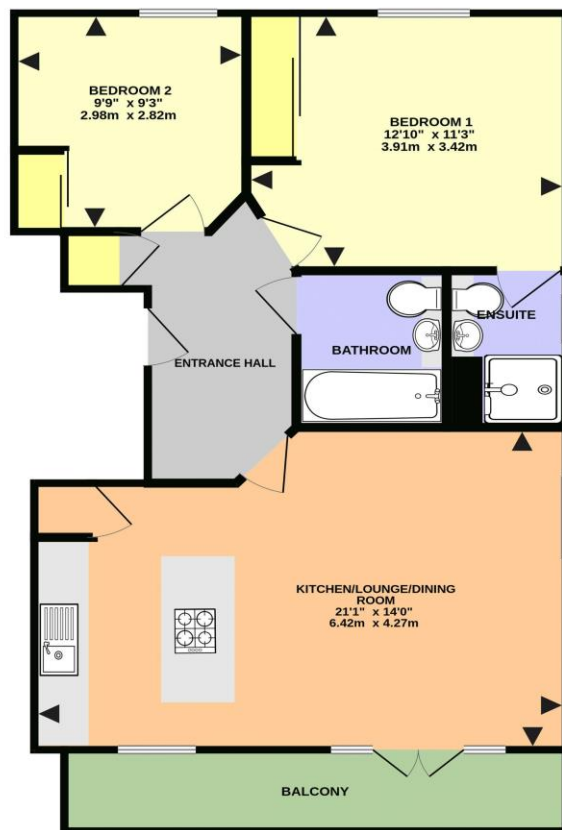
Low level WC, sink with mixer tap, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail.

OUTSIDE

BALCONY

PARKING

Allocated underground parking.



MASSEY HOUSE, BROOK STREET, TRING HP23 5AX
TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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