





£255,000

Located in the Town of Tring which has access to the local high street, offering an abundance of cafes, restaurants, shops and schools this well presented first floor two bedroom apartment is welcomed to the market comprising of open plan kitchen/lounge, ensuite shower room to the main bedroom and separate bathroom. The property also benefits from a west facing balcony and one allocated parking space in the gated car park below the block.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Storage cupboard housing gas boiler, storage and cupboard with space for tumble dryer, radiator, doors to bathroom, bedroom one and two.

LOUNGE/KITCHEN

Double glazed french doors to balcony. A range of floor and wall mounted cabinets, space for washing machine, electric oven with gas hob, integrated fridge freezer, integrated dish washer, one and half stainless steel sink with mixer tap over, two radiators, extractor fan over hob.

BEDROOM ONE

Double glazed french doors leading to balcony. Radiator, built in wardrobes.

EN-SUITE

Low level w.c, sink with mixer tap, tiled shower cubicle, heated towel rail, tiled floor, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator, tiled shower cubicle

BATHROOM

Low level w.c, sink with mixer tap, shower unit, bath with shower over, extractor fan, tiled walls and tiled floor, heated towel rail.

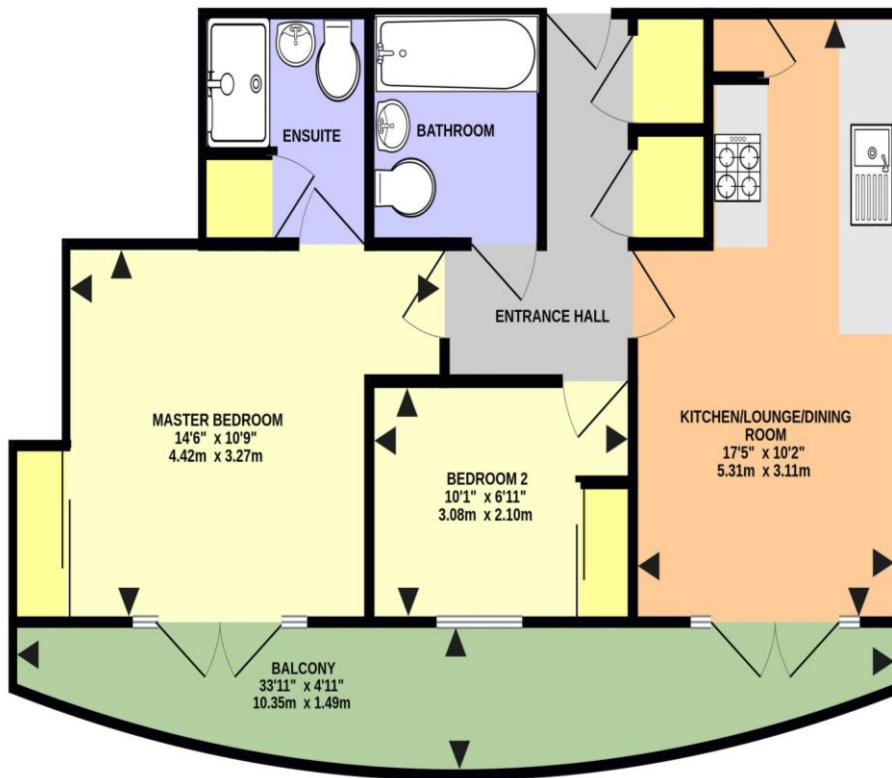
OUTSIDE

PARKING

One space underground.

BALCONY

Decked with space for bistro set, outside light.



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

TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 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

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