



HUNTERS[®]
HERE TO GET *you* THERE

Flat 10, Massey House Brook Street, Tring, HP23 5AX

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Offers In Excess Of £265,000

- WELL PRESENTED FIRST FLOOR APARTMENT
- EN-SUITE TO MAIN BEDROOM
- WELL APPOINTED KITCHEN
- GATED ALLOCATED PARKING BAY
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- TWO BEDROOMS
- PRIVATE BALCONY
- FITTED WARDROBES
- SHORT DISTANCE FROM TRING HIGH STREET
- INTERACTIVE VIRTUAL TOUR

This beautifully presented two-bedroom first-floor apartment is ideally positioned within a short distance of Tring town centre, offering contemporary living combined with convenience and style. Tastefully updated by the current owner, the apartment is presented to an exceptional standard throughout and is truly ready to move into.

The heart of the home is the impressive open-plan lounge/kitchen, thoughtfully designed with a range of sleek floor and wall mounted units topped with elegant granite work surfaces. An array of integrated appliances enhances both functionality and aesthetics, making this space perfect for modern living and entertaining. Patio doors open directly onto a private balcony, providing a wonderful spot to relax and enjoy some outdoor space.

Both bedrooms are generously proportioned and benefit from built-in wardrobes, offering excellent storage. The main bedroom further enjoys the luxury of its own en-suite shower room, while a contemporary three-piece bathroom serves the remainder of the apartment.

Externally, the property benefits from one allocated parking space within a private gated area, along with additional permitted visitor parking bays—an invaluable feature in such a convenient location.

Beautifully maintained and thoughtfully improved, this stylish apartment offers comfort, quality, and an enviable location close to Tring's shops, cafés, and transport links. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

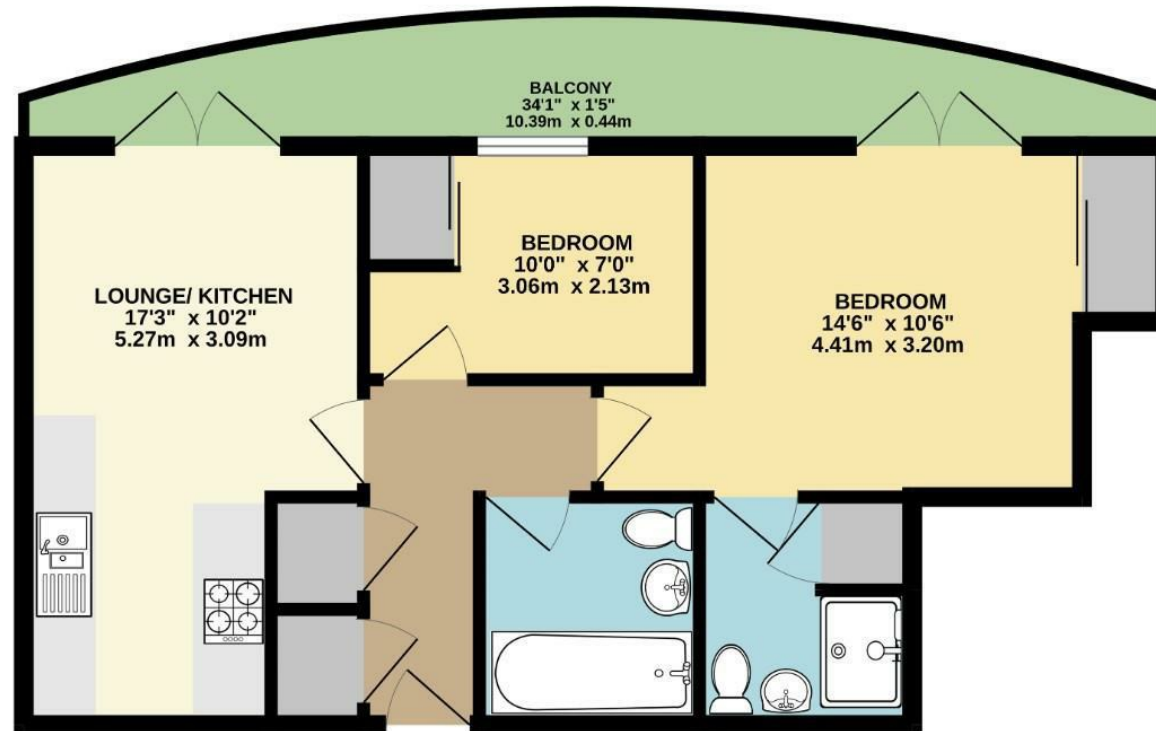
Agent Notes

Lease - 125 from 30th June 2004

Ground rent - £250

Service charge - £1279.26 per 6 months

FIRST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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







