



**HUNTERS®**  
HERE TO GET *you* THERE

18 Massey House, Brook Street, Tring, HP23 5AX



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Guide Price £260,000

- TWO BEDROOM THIRD FLOOR APARTMENT
- EN-SUITE TO MAIN BEDROOM
- ALLOCATED PARKING
- PRIVATE TERRACE
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING SPACE
- INTERACTIVE VIRTUAL TOUR

A Modern Apartment in the Heart of Tring — Stylish, Effortless Living with No Chain.

Move straight into this well presented two-bedroom apartment and start enjoying the best of Tring without the stress. No chain. No hassle. AND with two allocated parking spaces to the front of the building, what else could you need?

Perfectly positioned just a short stroll from Tring High Street. Step into the welcoming entrance hall and you'll find handy built-in storage and access to every part of the home.

The main bedroom is a peaceful retreat complete with its own en-suite shower room, while the second double bedroom sits beside a sleek, modern family bathroom — ideal for guests or a home office.

The open-plan kitchen, living, and dining area is the standout feature. The kitchen offers integrated appliances and ample storage, seamlessly flowing into a bright living space that opens onto your own private terrace — the perfect spot for a morning coffee or evening glass of wine.

You'll also have the use of beautifully well-maintained communal garden, giving you greenery without the upkeep.

If you're looking for modern comfort in a prime Tring location — this apartment delivers it all.

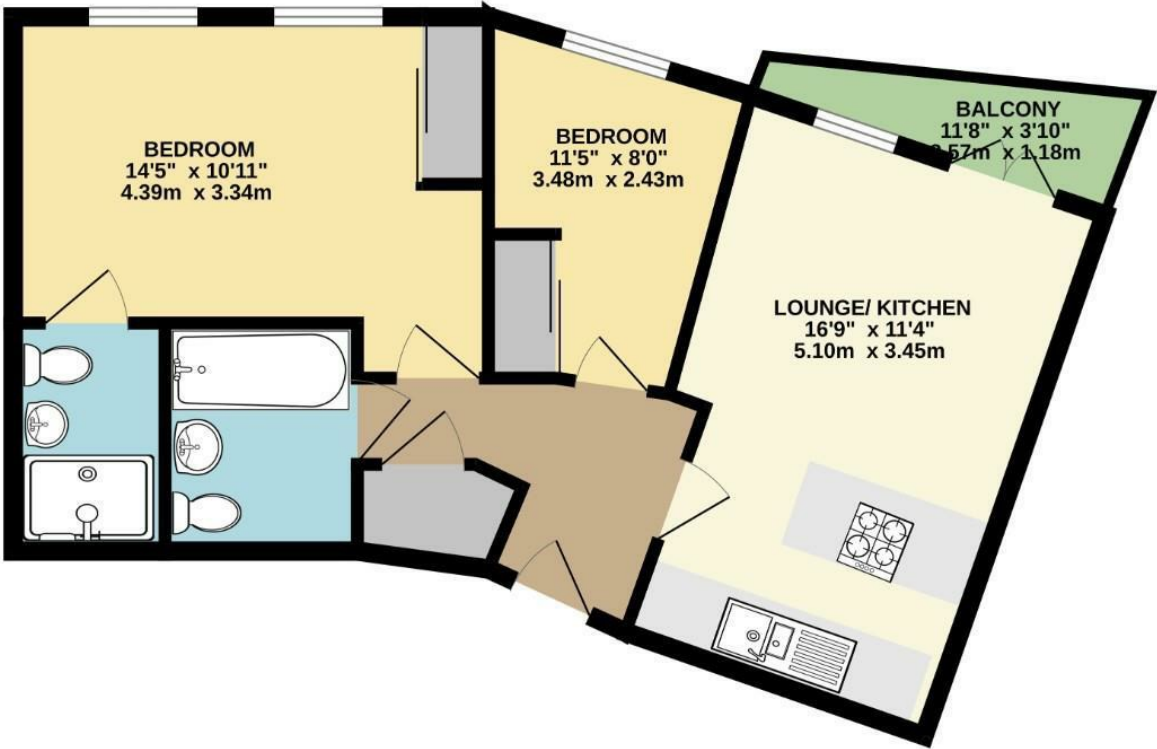
## Agent Notes

Lease - 125 from 30th June 2004

Ground rent - £250

Service charge - £2,244

THIRD FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.6 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		















