

18A

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

18A Miswell Lane, Tring, HP23 4BX

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Offers In Excess Of £275,000

- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- RECENTLY RENOVATED
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- NO ONWARD CHAIN
- MAISONETTE
- TRING CENTRAL LOCATION
- GAS CENTRAL HEATING

This beautifully refurbished two double bedroom maisonette is perfectly positioned in the heart of Tring, offering stylish, modern living just moments from the town's vibrant High Street. Thoughtfully updated throughout, the property combines contemporary finishes with generous, well-proportioned rooms, creating a home that feels instantly welcoming.

Inside, the stunning fitted kitchen provides a sleek and functional space, complete with high-quality units and worktops—ideal for those who enjoy cooking and entertaining. The spacious lounge is flooded with natural light, offering a bright and airy atmosphere that enhances the sense of space and comfort. Both bedrooms are well-sized doubles, making the property suitable for a variety of lifestyles, from professional couples to downsizers or investors. A modern bathroom completes the internal accommodation.

With its superb presentation, prime central location, and move-in ready condition, this impressive maisonette is an exceptional opportunity for anyone seeking convenience, style, and quality in one of Tring's most desirable settings.

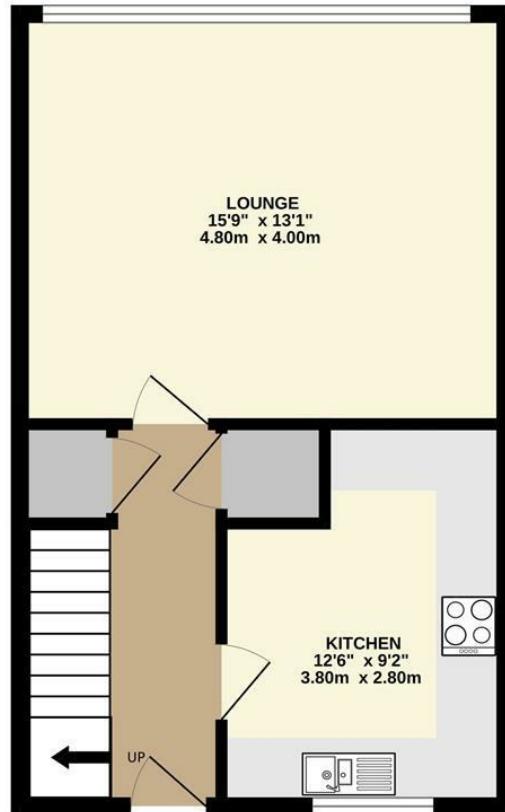
**Agent Notes**

Lease 125 years from 29/09/1990

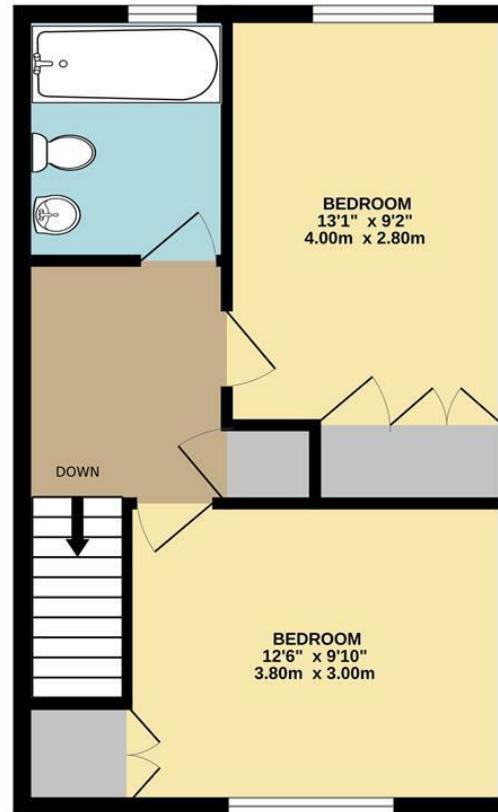
Ground Rent £50 per year

Service Charge - TBC

GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

