



THE COURTYARD
ROTHSCHILD PLACE, TRING HP23 5FL

THE COURTYARD

GUIDE PRICE **£775,000**

ROTHSCHILD PLACE, TRING HP23 5FL

This stunning period property forms part of the extraordinary retirement development in the very centre of Tring town offering over 1500 sqft of accommodation.

Forming part of this iconic building, perfectly situated in the very centre of Tring High Street, and converted circa 2014, this beautiful house offers an exceptional lifestyle for the over 55's. Just moments away you will find a selection of coffee shops and cafes, bakeries, restaurants and shops, including Marks & Spencer. The Post Office is just around the corner along with doctor's surgeries, dentists and pharmacies.

The house itself offers over 1500 sqft of beautifully presented accommodation. The spacious entrance hall has a convenient w/c and features the grand stair case which gently rises to the first floor landing. The living room has wonderful high ceilings which are a theme throughout the property, and tall French windows open to the sunny terrace. The kitchen is modern and well appointed, complete with breakfast bar and various integrated appliances.

The light and airy first floor landing has double doors which open to the laundry cupboard and gives access to the principle bedroom, with high ceilings and stylish en-suite shower and fitted wardrobes, and the third bedroom. The aforementioned staircase continues to the guest bedroom at the top of the house with luxurious bathroom (Jack & Jill access to landing and guest bedroom). There is a garden, enclosed with wrought iron railings and an allocated parking space.

Length of lease - 999 years from 2014

Ground rent - £364 pa

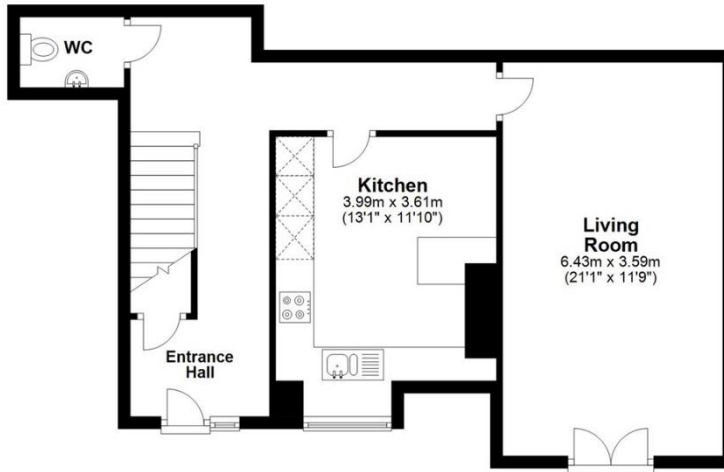
Service Charge - £2080.64. 6-monthly



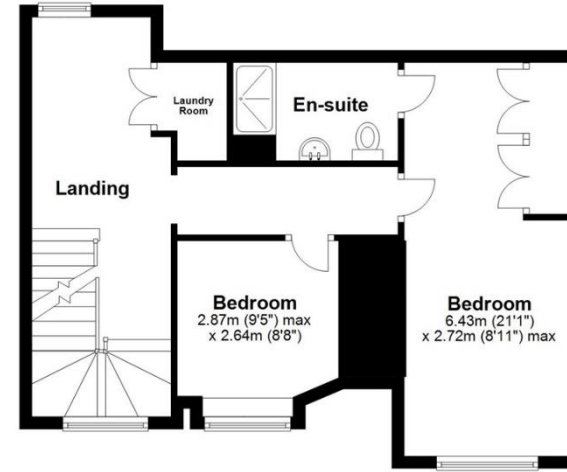




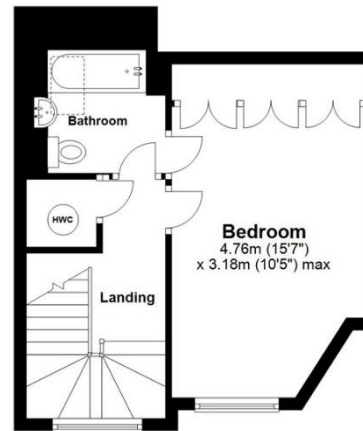
Ground Floor
Approx. 62.7 sq. metres (674.4 sq. feet)



First Floor
Approx. 52.7 sq. metres (567.4 sq. feet)



Second Floor
Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

TRG107636– Version2

EPC rating – tba Council Tax Band - F

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk