



POSTING HOUSE,
TRING STATION, TRING HP23 5QS

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GUIDE PRICE **£425,000** FREEHOLD

Situated in a tucked away courtyard at Tring station is this well presented town house which features a double bedroom and bathroom on the ground floor, light living room and fitted kitchen on the 1st floor and a large master bedroom with built in wardrobes and the second bathroom on the 3rd floor.

This property is ideally situated for easy access to Tring train station making it an ideal for commuters or a 'lock up and leave'. The Grade II listed building formed part of the Royal Hotel and comes with allocated parking for two cars and use of a large well maintained communal garden.

This really is the perfect property for those looking for style and space , with a busy lifestyle. Countryside walks are on your doorstep with the picturesque village of Aldbury less than a mile away with its traditional English pubs, village shop, church and school. Tring should provide for your day to day requirements with schooling, sports clubs and a thriving High Street with a selection of coffee shops, restaurants and shops.

The accommodation comprises: Ground floor - entrance hall with stairs to the first, double bedroom, bathroom with utility area. First floor - landing with stairs the second floor, living room with views, fitted kitchen. Second Floor - landing, principal double bedroom, second bathroom.

The two allocated parking spaces are directly in front of the property and a small, private courtyard directly at the front of the property.

The lovely communal gardens are beautifully maintained under the service charge (enquire for details).

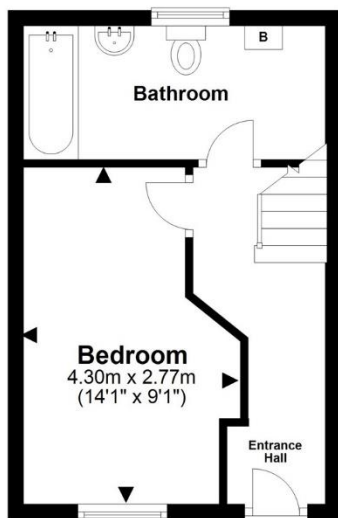
Agents Notes:

Service Charge approx. £200pa

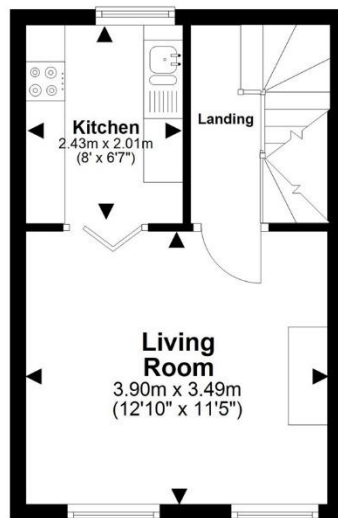




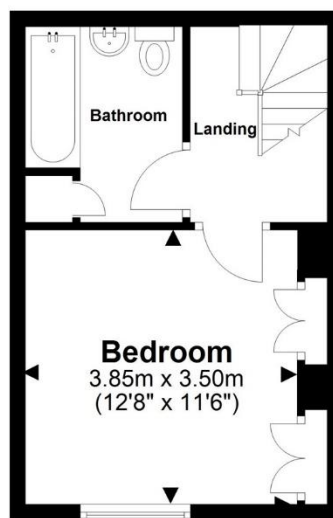
Ground Floor
Approx. 23.7 sq. metres (255.4 sq. feet)



First Floor
Approx. 23.5 sq. metres (253.3 sq. feet)



Second Floor
Approx. 23.5 sq. metres (253.0 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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TRG108233 – Version 3

EPC rating – D Council Tax Band - D

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