



SURREY PLACE, TRING HP23 6AL

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£225,000 LEASEHOLD

A beautifully presented first floor flat, just moments from Tring High Street shops, cafes and restaurants, offering over 600sqft accommodation with a separate study, communal gardens and parking.

A superb first floor flat with delightful views, offering well above average space for a property of this nature and price. The flat has been modernised and now offers over 600sqft of bright and airy accommodation. There is a secure entry system giving access to the communal hall and stairs lead to the flats entrance door. The accommodation is arranged around the entrance hall which offers excellent storage options including two large storage cupboards. The large double bedroom has built in wardrobes and storage. The bathroom is a modern white suite with a shower and screen over the bath and stylish tiled walls. The spacious living room is bright and airy with a dual aspect; and the kitchen is fitted with modern units with a built in oven and hob and plenty of storage. There is a good size communal garden to the rear of the building and a large car park for residents and visitors.

Surrey Place is situated in a tucked away spot in the conservation area of Tring, next to the Museum and just a stroll away from the High Street, which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Charter market in Church Square is held every Friday, and a Farmers Market every 2nd and 4th Saturday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

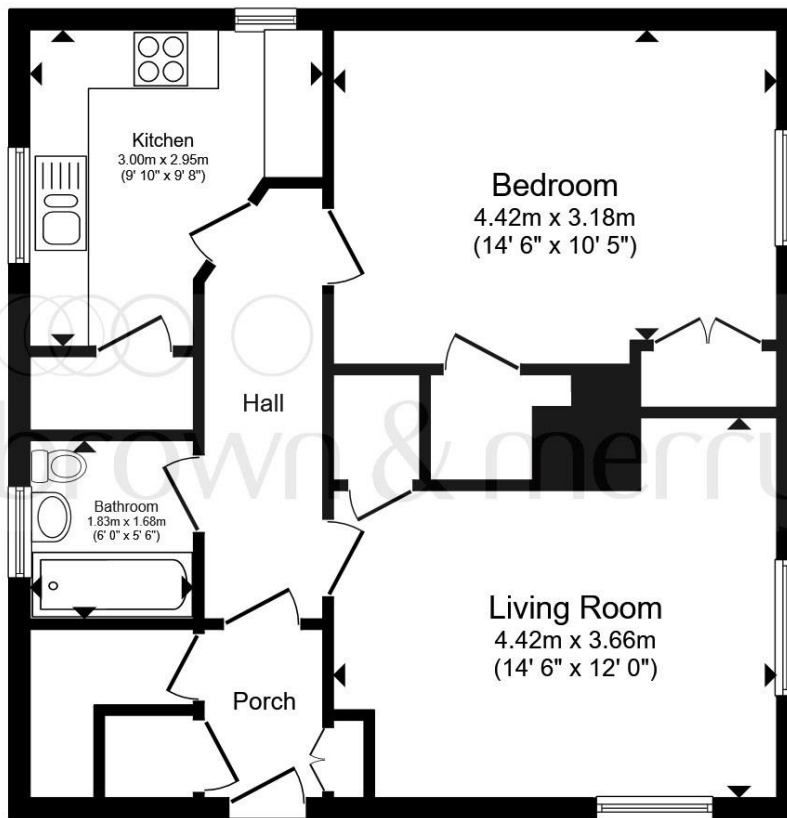
Agents Notes:

Lease – 125 years from 1993; Ground Rent £10pa;
Service Charge £455pa (including building insurance)

Please contact the Branch for any further information.







Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC rating – TBC Council Tax Band - B

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