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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

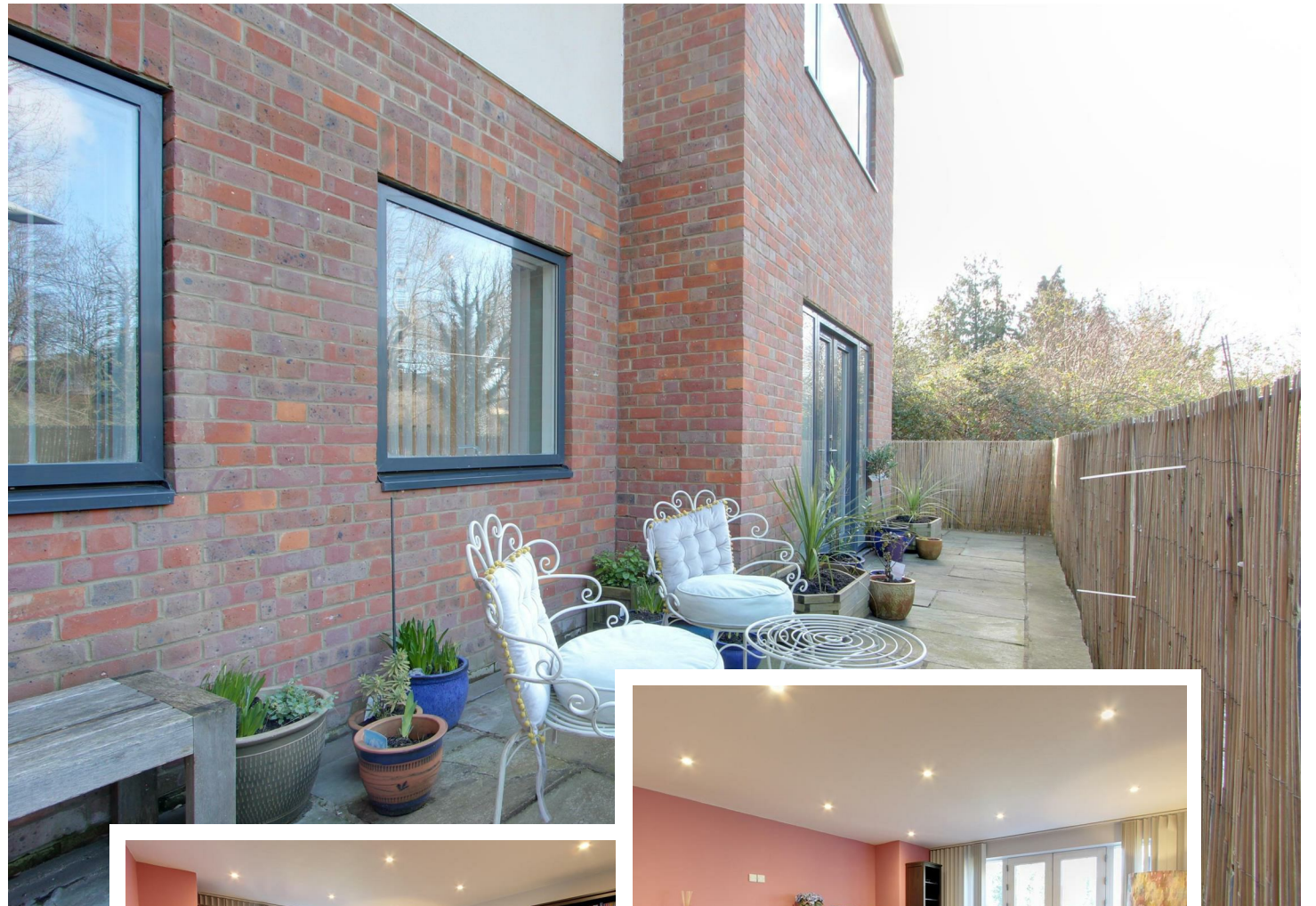


# Tring

ASKING PRICE

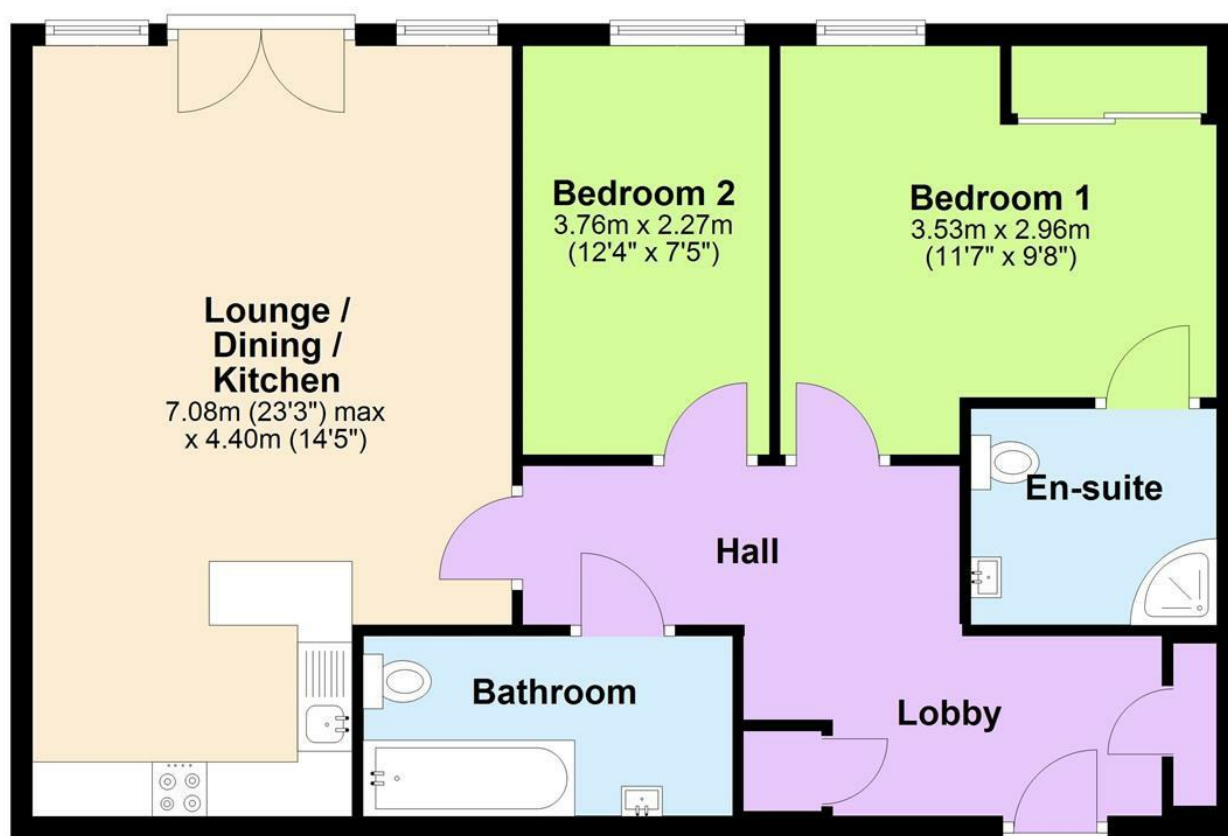
£325,000

A stunning " EX SHOWHOME " ground floor apartment with a large and private wrap around terrace accessed directly from the principal reception room along with two double bedrooms, two bathrooms and private underground parking directly next to the lift. Early viewing essential.



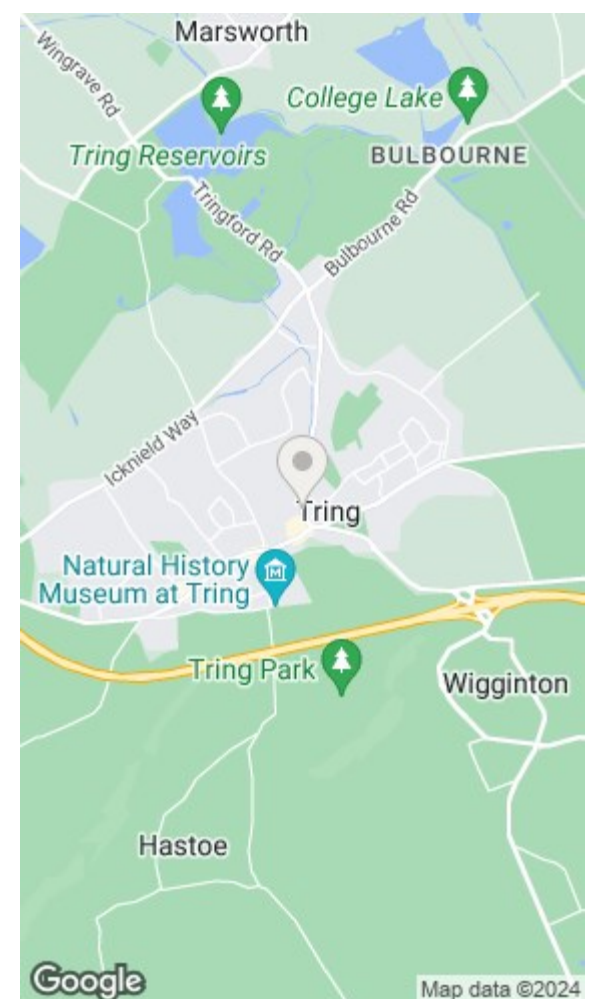
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## Ground Floor



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



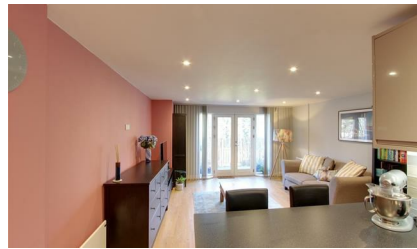
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80		

Energy Efficiency Rating: A (82-91), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (82 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





A fabulous two bedroom apartment with a private terrace for al-fresco dining .



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**The Property**  
Offering spacious accommodation, this ground floor apartment is ideally located within a short walk of the town centre. The apartment is accessed via a secure communal entrance. Once inside the apartment a generous entrance hall provides access to the main living spaces. Of particular note is the open plan living room/kitchen. The living room has doors opening to the private and fully enclosed terrace, ideal for al-fresco dining and is open plan to the modern contemporary kitchen with handleless units and integrated appliances. There are two double bedrooms, the main bedroom benefiting from a window overlooking the terrace. A luxurious bathroom completes the accommodation. Externally there are communal gardens to the rear and an allocated car parking space in the underground car park which is directly next to the lift making the apartment easily accessible.

**The Lease**  
Ground Rent is currently £300 per annum. Yearly service charge of £2,627.36. 117 remaining on the Lease.

**The Location**  
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and a variety of independent restaurants.

**Nearby Facilities**

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, Gails Bakery, Fat Face and a whole host of independent restaurants and wine bars. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

**Transport Links**

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

**Agents Information For Buyers**

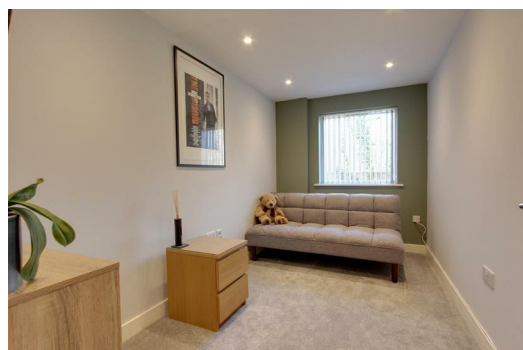
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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