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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**  
GUIDE PRICE £315,000

# Tring

GUIDE PRICE

£315,000

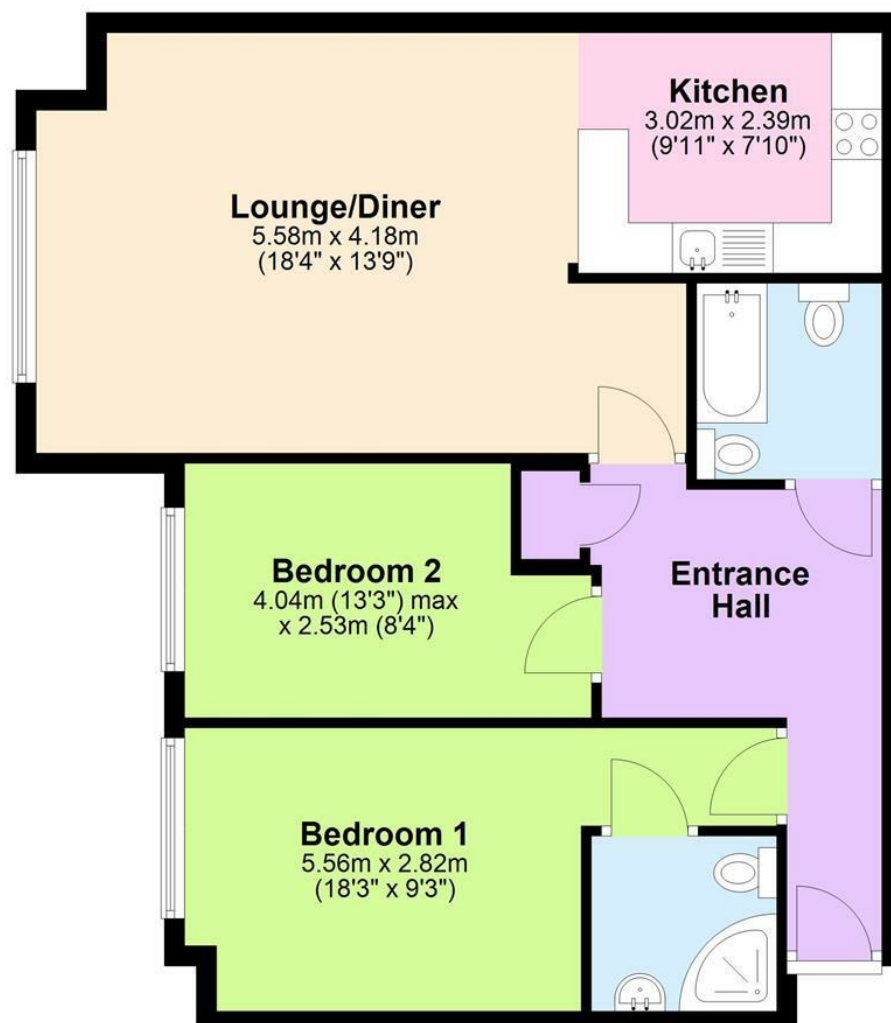
Located on the first floor of this landmark apartment development with the benefit of lift access, allocated parking and well maintained communal gardens. A two double bedroom two bathroom apartment with a good size open plan kitchen/living/dining room and offered for sale in excellent decorative order.



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## First Floor

Approx. 80.0 sq. metres (860.6 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A spacious first floor apartment with lift access and allocated parking in this sought after apartment block close to the town and amenities.



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**The Apartment**  
Brookside is a collection of thirty eight elegant two bedroom apartments arranged over four floors, all served by lifts. These contemporary apartments offer the discerning purchaser an opportunity to acquire a prestigious property within a landmark development just a short walk from Tring High Street. The spacious interiors will feature bespoke fitted kitchens with a range of appliances, high quality white bathrooms and shower rooms along with a superb and stylish interior finish. These superior apartments also offer an excellent opportunity to acquire a high quality rental investment, an ideal first time buy or a great lock up and leave. This particular apartment boasts an ensuite shower room to the main bedroom and a wonderful open plan living/dining/kitchen space..

**Lease Information**  
The Lease has a term of 125 years from 2017, Maintenance & Service Charges are approximately £1600 per annum (to be confirmed) with Ground Rent currently payable at £300 per annum.

**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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