



LANGDON COURT CHARLES STREET TRING HP23 6SD

# LANGDON COURT, CHARLES STREET, TRING

Offers in excess of **£200,000** LEASEHOLD

**A gorgeous first floor flat in the heart of Tring, close to the High Street shops, coffee shops and restaurants.**

**Modern well presented flat**

**Open plan living room**

**Recently fitted kitchen and bathroom**

**Double bedroom**

**Large unboarded loft space**

**Short walk to the High Street**

**Chain free**

This lovely first floor flat is stylishly appointed throughout and is conveniently located for easy access to all local amenities, restaurants and transport links; perfect for those looking for modern and affordable living.

The property is beautifully presented throughout, having been refurbished in recent years. It offers an appealing open plan living room which is bright and airy, complete with laminate flooring and a modern fitted kitchen with appliances. There is a double bedroom and a stylish shower room.

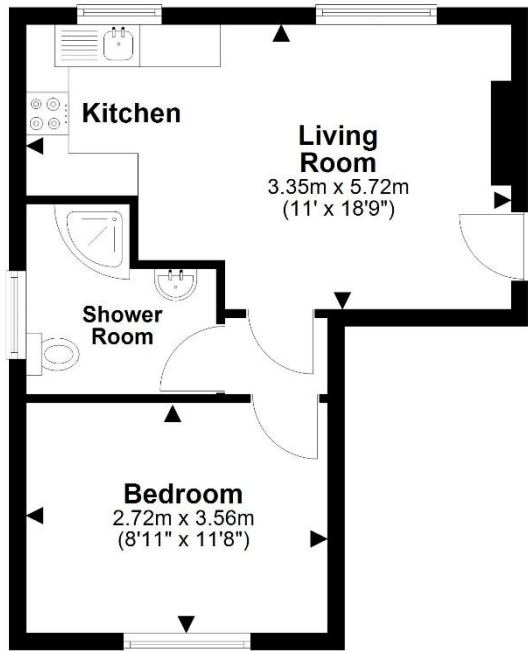
The 'Tring Triangle' is thought of as 'the original' part of Tring and you will note the majority of properties in this area are of a similar Victorian age and character adding to the charm of the property. There are several traditional gastro pubs within short walking distance and a stroll to Marks & Spencer or one of the coffee shops or restaurants will take just a couple of minutes. There is a choice of fitness gyms within walking distance, and for sports fans, Tring has a football & rugby club, cricket and bowls. Tring sports centre has a public swimming pool and badminton courts among other things. The convenience of a town centre location is balanced with stunning countryside which surrounds Tring, including The Chiltern Hills and Wendover Woods providing lovely walks and Tring Park is just moments away on foot.

For commuters, Tring train station provides a fast and frequent service to London Euston and Wembley Central and direct trains to Westfield Shopping Centre. The A41 leads directly to the M25 (junction 20) giving convenient access to London Airports.



## Floor Plan

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 32.8 sq. metres (353.3 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.

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EPC rating – E Council Tax Band - B

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