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Tring

ASKING PRICE £350,000



Temptation comes in many forms...

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Tring

ASKING PRICE

£350,000

This lovely mews house (for the over 55's) enjoys a tucked away position, forming part of the sought after Rothschild Place retirement development, just off the High Street in the centre of Tring and with the benefit of direct enclosed courtyard to the front of the property and allocated parking.

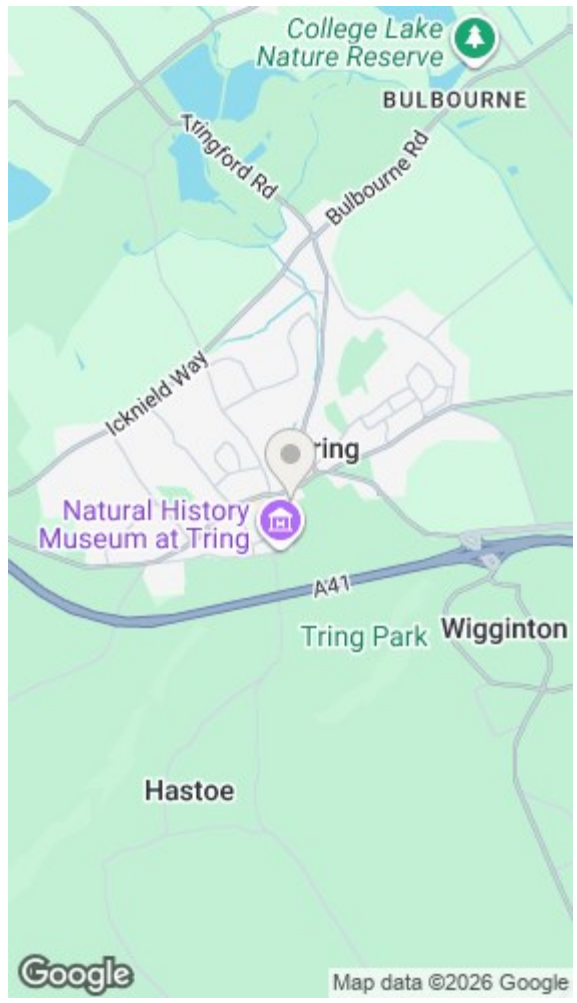


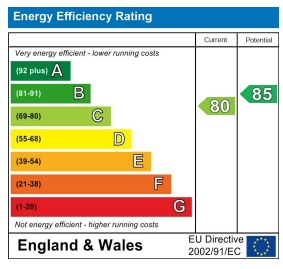


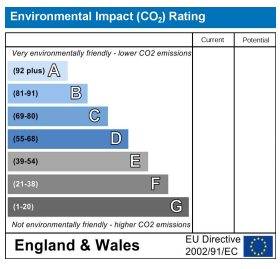


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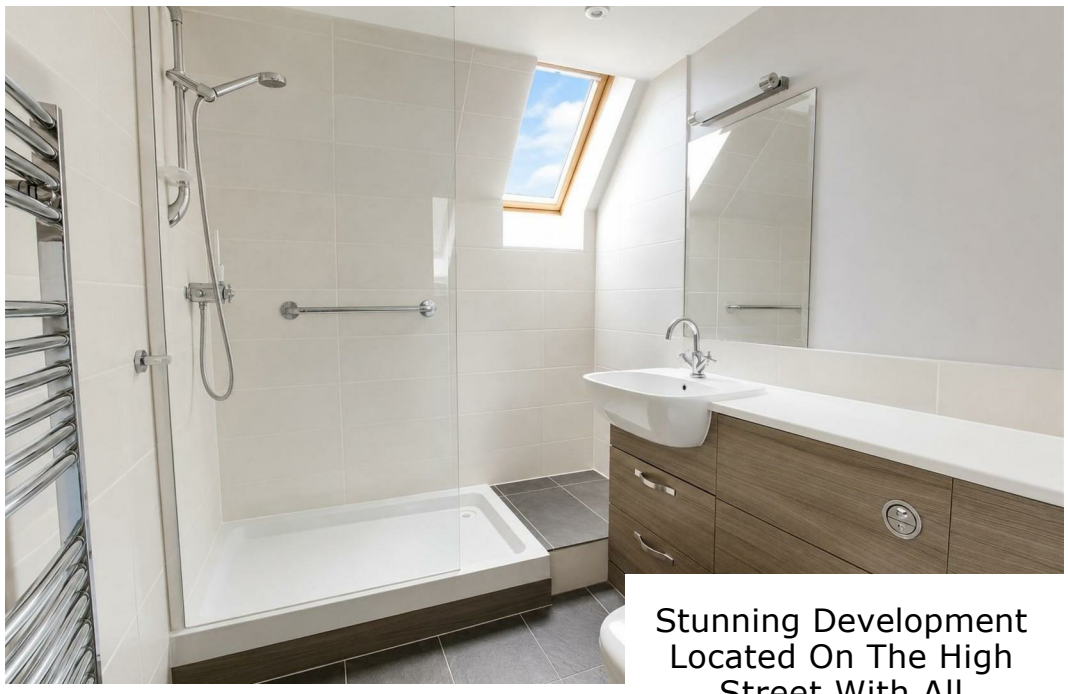


Total area: approx. 821.2 sq. feet

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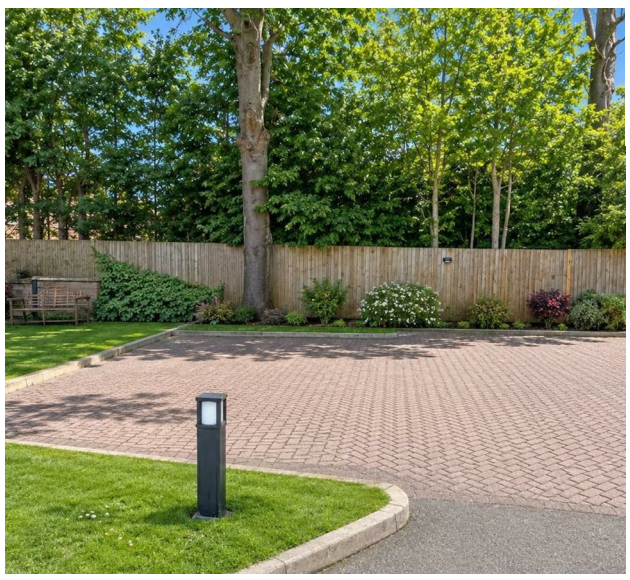

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Stunning Development Located On The High Street With All Amenities Nearby.





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The Property
A rarely available opportunity to purchase a highly desirable retirement property, located at the rear of the development, in a peaceful tucked away spot. This sought after property offers an extremely appealing lifestyle for 'over 55's' looking for a low maintenance lifestyle with all Tring's High Street amenities on your very doorstep. The generously proportioned accommodation is well presented and easy to maintain. There is an allocated parking space conveniently opposite and a private patio garden providing a peaceful place to sit outside in the summer months. Inside, the stylish modern accommodation begins with an inviting entrance hall with an accessible w/c with utility space for the washing machine and tumble dryer, along with an additional understairs store cupboard. The open plan living room has a contemporary feel and looks onto the courtyard. The fitted kitchen is complete with various appliances, including electric oven and combi oven, electric hob with extractor over, dishwasher and fridge freezer. From the hall, a wide staircase gently rises to the first-floor landing (there is currently a stair lift fitted which is designed to be easily removed if required) which gives way to the well-appointed shower room and the bedroom. There are useful cupboards built into the landing which house the gas fired boiler and provide excellent storage. The bedroom is quite spacious, with a high ceiling, and benefits from wall to wall, deep built in wardrobes.

The Location
Crown Mews forms part of the prestigious Rothschild Place development, created in 2014 by the esteemed Beechcroft Developments - renowned specialists in luxury retirement developments. Situated in the very heart of Tring, just off the High Street with all amenities on your doorstep. Just step outside to the High Street where you'll find a choice of cafés, coffee shops, bakeries and restaurants. Boutique shops, M&S and the Post Office are within short walking distance along with pharmacies, dentists and doctors surgery.

The A41 dual carriageway is easily joined at Tring and links to the M25 (jct 20) providing convenient access to London airports. Tring train station provides a frequent service to London Euston (approx. 38 mins) and the North

Agents Notes:
Lease - 999 years from 1 January 2014
Please contact the Branch for any further information.

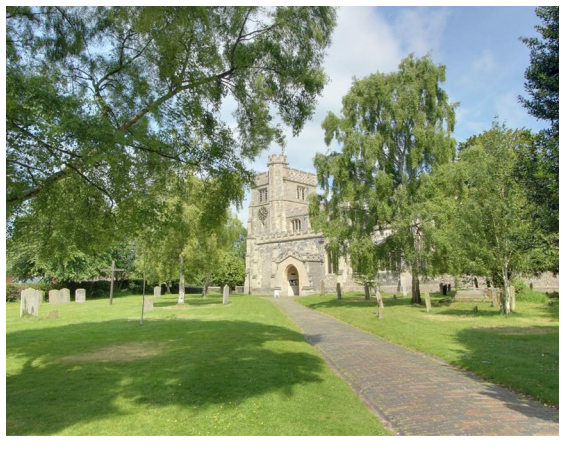
Area Photography
Please note that some of the images used are to illustrate the local area and the development in which the property is located.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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