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Temptation comes in many forms...



Tring

GUIDE PRICE

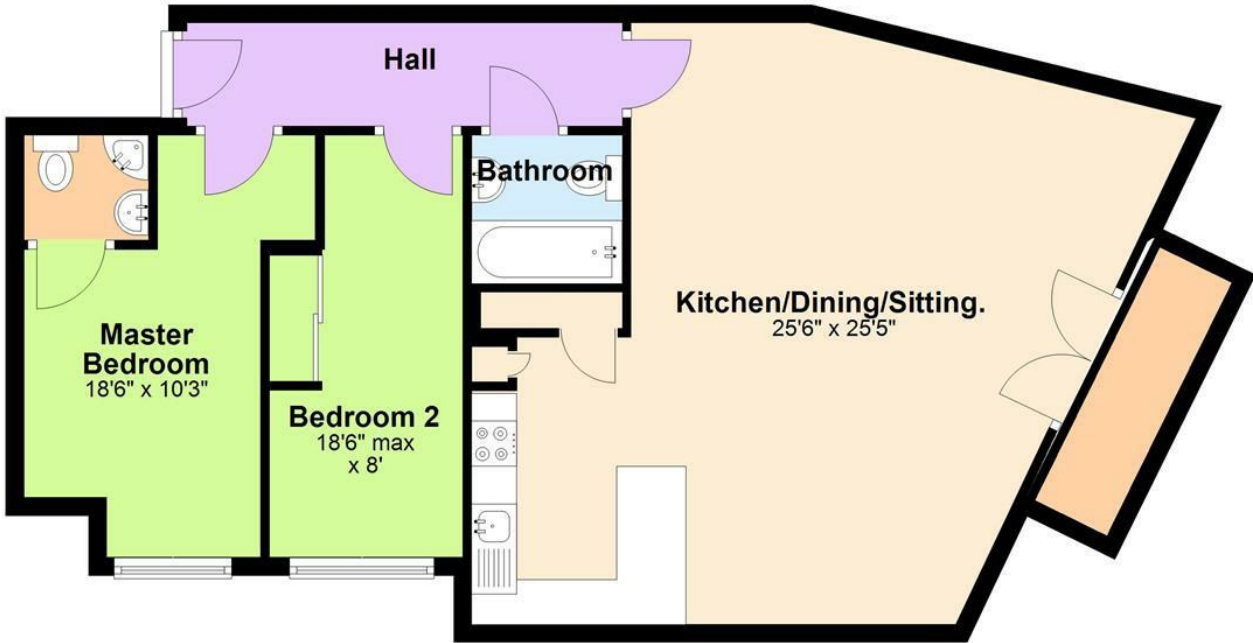
£289,950

A larger than average ground floor apartment boasting 2 double bedroom, 2 bathrooms and a magnificent open plan kitchen/dining/living room with dual aspect windows and elevated views to the front and side along with allocated, secure underground parking with direct lift access to the ground floor apartments and communal gardens.

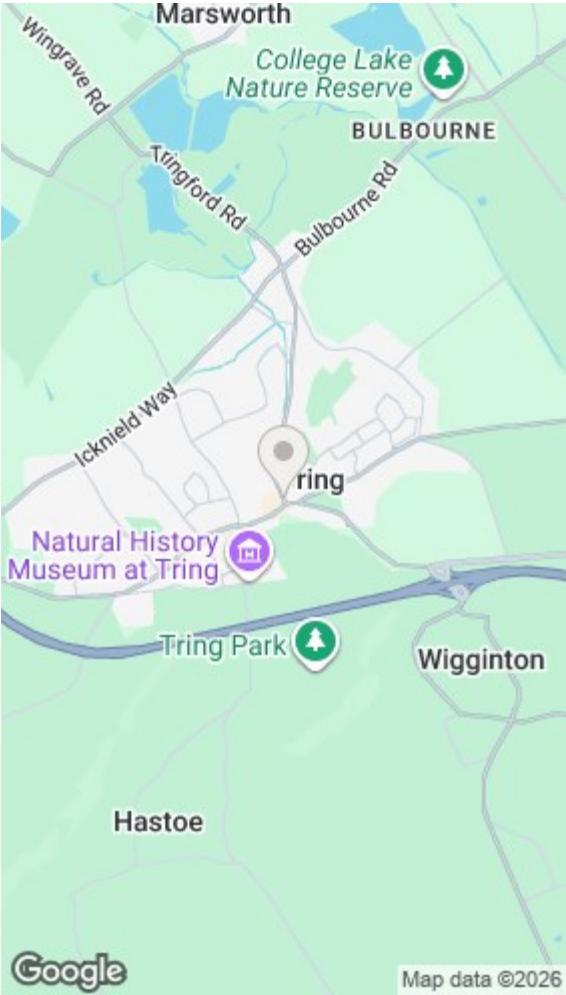


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Ground Floor
Approx. 803.4 sq. feet



Total area: approx. 803.4 sq. feet



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





2 double bedrooms, 2 bathrooms and stunning open plan kitchen/living/dining space all within a 5 minute walk to the High Street.



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The Apartment
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 with dedicated dining space. The living room has doors opening to the private Juliette balcony, and is open plan to the modern contemporary kitchen with handle-less units and integrated appliances. There are two double bedrooms, the main bedroom benefiting from a window overlooking the side 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.

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

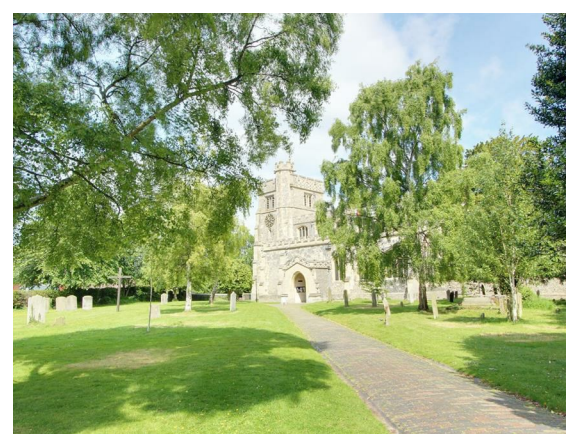
Tring Town
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. 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.

On Your Doorstep
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
Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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