



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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Langdon Court, Charles Street, Tring

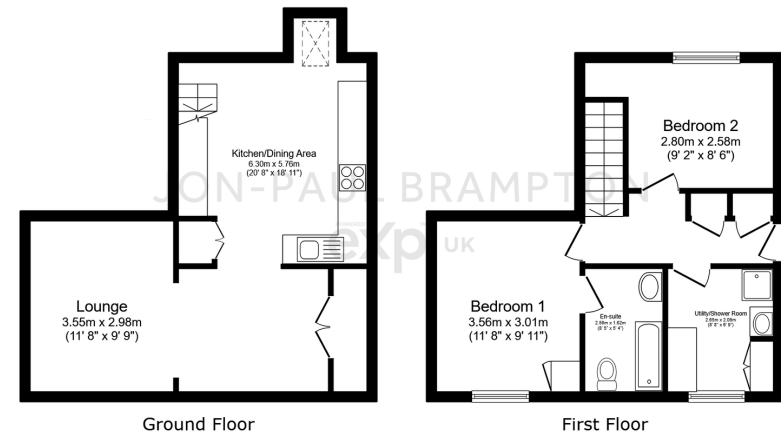
Guide Price £295,000

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- Tring triangle location
- Moments from High Street
- Two double bedrooms
- Two bathrooms
- Kitchen/diner
- Victorian property
- Long lease (over 160 years)
- £100 PA ground rent & no service charge!
- Best value property in the conservation area
- Please quote JB0294 when enquiring thru Rightmove





Total floor area: 76.2 sq.m. (820 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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JP presents...A slice of Tring History; former Victorian Co-op in Charles Street re-imagined to create the best value space in the Tring Triangle.

Energy performance certificate (EPC)			
File 1 Langdon Court Charles Street Tring HP23 6SD	Energy rating E	Valid until	12 March 2022
		Certificate number	2568-4226-6791-1012-2273
Property type		Basement maisonette	
Total floor area		68 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-enable-tenants-property-minimum-energy-efficiency-standard-landlord-guidance			

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