



CROWN MEWS,
ROTHSCHILD PLACE, TRING HP23 5FJ

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GUIDE PRICE **£375,000** LEASEHOLD

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.

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.

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

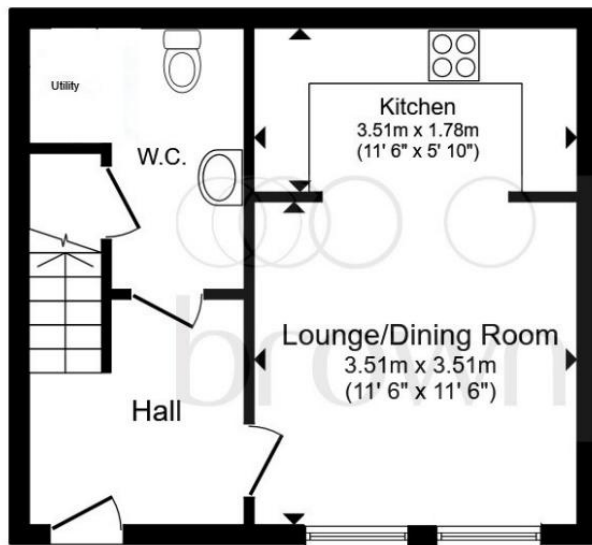
Agents Notes:

Lease – 999 years from 1 January 2014

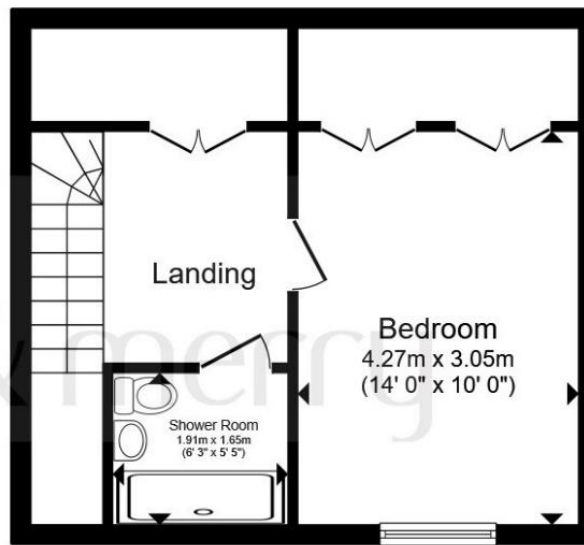
Please contact the Branch for any further information.







Ground Floor



First Floor

Total floor area 61.1 m² (658 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC rating – TBC Council Tax Band - D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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