



CARRINGTON PLACE, TRING HP23 5JZ



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**£250,000** LEASEHOLD

**A two bedroom first floor maisonette in Tring's popular Grove area with gas central heating, recent new double glazing, garage and garden (approx 130 years remaining on the lease - ground rent is approximately £12.50 per annum).**

The front door opens to a small lobby with stairs rising to a hallway giving access to a bathroom and two good size bedrooms, before opening to a bright and airy living/dining room. The bright and airy living room is open to the spacious kitchen/breakfast room which is fitted with wall and floor units and a built in oven & hob with space for appliances.

Outside, there is a generous enclosed garden with area of lawn, providing a perfect place to while away a summer afternoon, or invite friends for a barbeque. Carrington Place is a popular residential close in the heart of Tring's Grove area within easy reach of the High Street, Sports Centre, Schools and other amenities.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

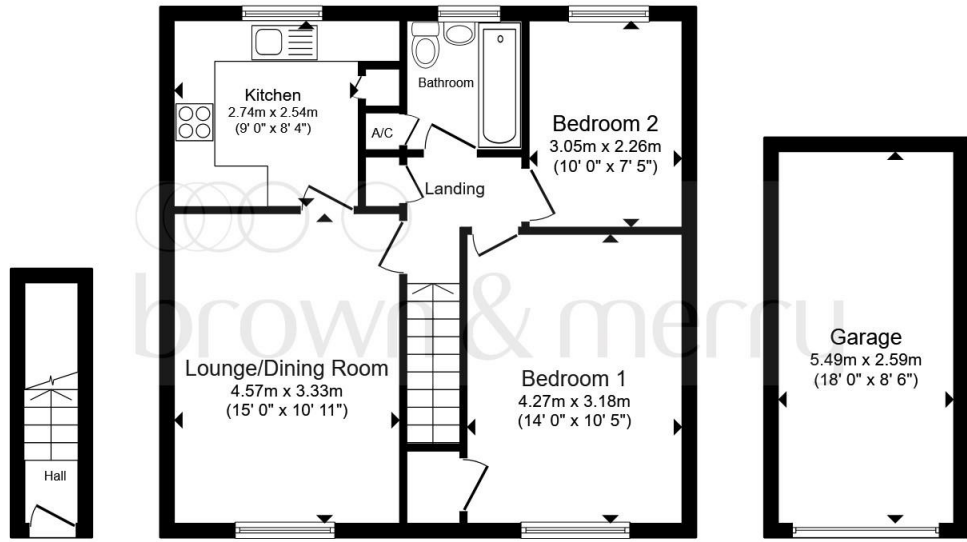
## Agents Notes:

Lease – 200 YEARS FROM 29/9/1964

Ground Rent - £12.50 per annum

Please contact the Branch for any further information.





**Ground Floor**

**First Floor**

**Garage**

**Total floor area 72.5 m<sup>2</sup> (781 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](http://www.focalagent.com)



# KEY FEATURES

- FIRST FLOOR MAISONNETTE

- TWO BEDROOMS

- LOUNGE

- BATHROOM

- ENCLOSED GARDEN

- GARAGE (IN A BLOCK)

- LONG LEASE



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EPC rating – TBC Council Tax Band - C