



Mansard Close, Tring HP23 6DD



Situated in a tranquil cul-de-sac just moments from Tring High Street, this delightful first floor apartment presents an exceptional opportunity for those seeking comfortable town centre living without compromise. Boasting two generously sized double bedrooms and a well-appointed shower room, the property offers a welcoming and easily accessible home environment in excellent condition throughout.

One of the standout features of this apartment is its highly sought-after share of freehold, accompanied by a long lease, providing residents with both security and peace of mind for years to come. Residents also benefit from beautifully maintained communal spaces, overseen by an active residents' association, and the welcome advantage of no ground rent and low service charge. Practicalities have also been thoughtfully considered, with allocated parking for residents and plenty of visitor spaces for guests.

Step outside and discover how convenience meets serenity. From the quiet setting of the private cul-de-sac, it's only a short stroll to the heart of Tring, where an array of shops, cosy cafes, celebrated restaurants, and the ever-popular M&S can be found. Everyday essentials are close at hand, with a convenience store nearby and the local Co-op just a little further. For leisure and relaxation, a picturesque walk over the surrounding fields leads to the Grand Junction Arms, a wonderful canal-side pub and kitchen with a beautiful garden, perfect for lazy summer afternoons.

Location

Tring itself is celebrated for its vibrant community and wealth of amenities. Sports enthusiasts will appreciate a selection of clubs, including football, rugby, cricket, and tennis, along with a modern sports centre featuring a swimming pool. Commuters will find excellent transport links, with Tring station offering direct services to London Euston, and easy access to the M25 and M1 via the A41.

This rare opportunity to experience peaceful yet connected living in one of Tring's most desirable locations should not be missed. Arrange a viewing today and discover all that this exceptional apartment has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to Mansard Close, Tring

- Two Bedrooms
- Lounge/Dining Room
- Communal Gardens
- Share of Freehold
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 04 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

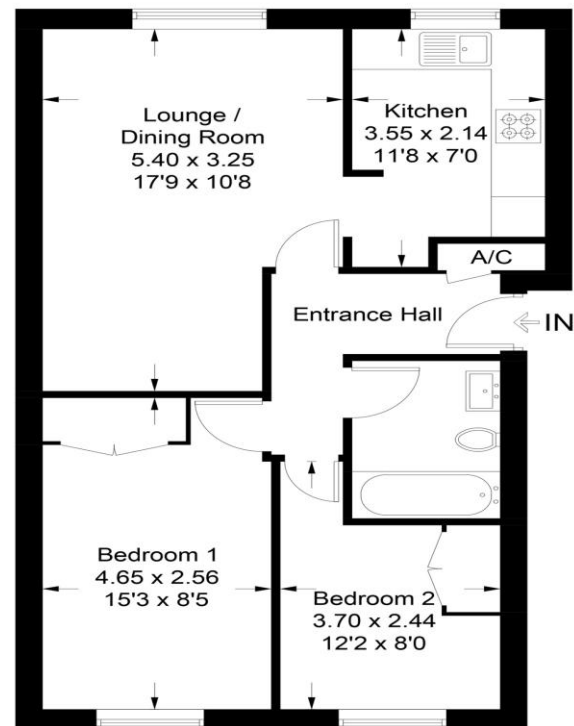
offers in excess of

£290,000

A lovely two bedroom first floor apartment, situated in the ever popular location of Mansard Close.

Mansard Close

Approximate Gross Internal Area = 51.4 sq m / 553 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1341946)

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Property Reference:
TRG108925 - 0003

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