



THE POSTING HOUSE
TRING STATION

THE POSTING HOUSE, TRING STATION, TRING, HP23 5QS

GUIDE PRICE **£400,000** LEASEHOLD

A quite exceptional two double bedroom apartment offering over 1000 sqft of accommodation and forming part of the former Royal Hotel; The apartment is ideally situated for the mainline station and has allocated parking for two cars.

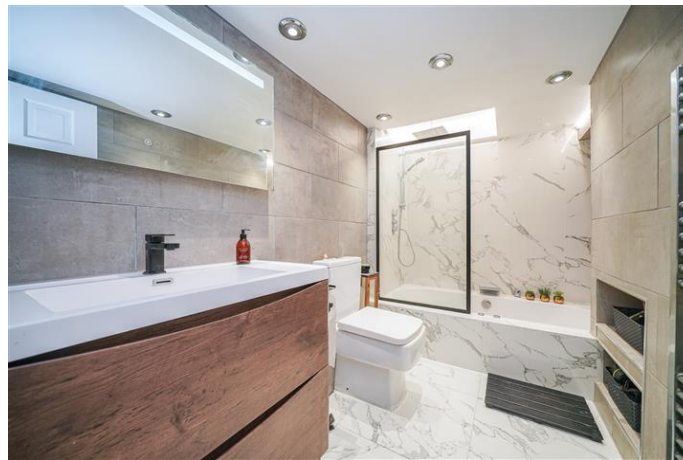
The Posting House, was converted some twenty five years ago and is a highly regarded, exclusive development with glorious countryside walks and the Grand Union Canal just moments away. The charming village of Aldbury is a mile or so walk away, through breathtaking countryside, where there is a shop and a traditional English pub overlooking the duck pond. Ashridge Estate National Trust woodland is only a little further, providing seemingly endless woodland walks for dogs and hikers. Tring High Street is a mile and a half or so away with a characterful High Street filled with restaurants, cafes and shops including M&S and Costa Coffee

This stylish and spacious apartment, offers impressive accommodation set over two floors with feature fireplaces, high ceilings and huge original sash windows. There is plenty of parking with two allocated spaces and use of attractive communal gardens featuring barbeque area and benches.

The large open plan living room can't fail to impress with dual aspect feature sash windows with fitted original wooden shutters, wood flooring, high ceilings with elegant chandeliers, and plenty of room to entertain. The galley kitchen is conveniently positioned off the living room giving a contemporary feel. Downstairs are two large double bedrooms, each with a range of fitted wardrobes providing plenty of storage, a spacious bathroom, complete with underfloor heating and whirlpool bathtub, and a conveniently located utility/laundry cupboard with space for washing machine and tumble dryer.

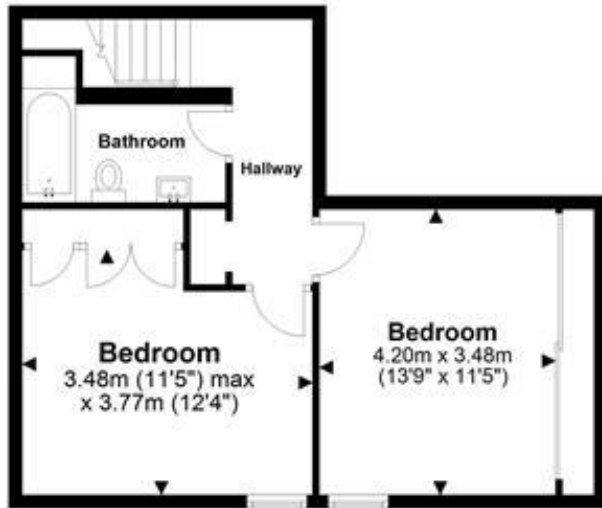
Leasehold Details:
999 years from December 2000





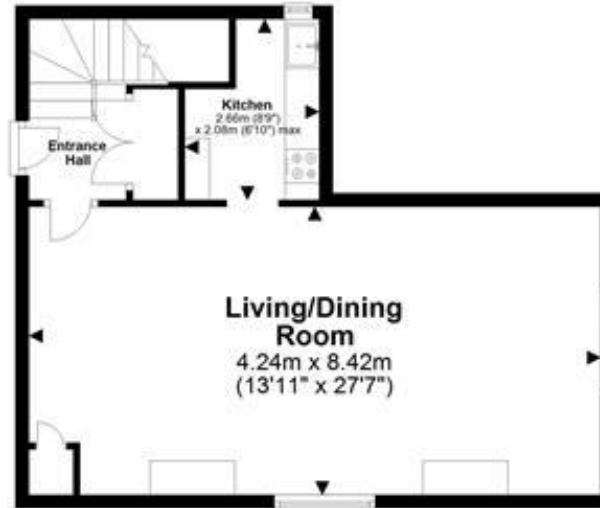
Basement

Approx. 46.7 sq. metres (503.2 sq. feet)



Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
Copyright © SKMSTUDIO

Plan produced using PlanUp. ◻



Tel: 01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

TRG105731 – Version 2

EPC rating – C 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

