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# Temptation comes in many forms...



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Tring

GUIDE PRICE £500,000

# Tring

GUIDE PRICE

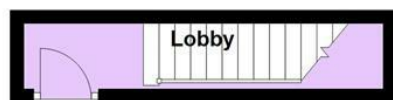
£500,000

A magnificent 1,000 sq ft two double bedroom town centre apartment, forming a significant part of the former Prestigious Rose & Crown Inn, which was once part of the Rothschild estate and enjoys a set back position yet with a town centre location giving you easy access to all the amenities of this wonderful town.



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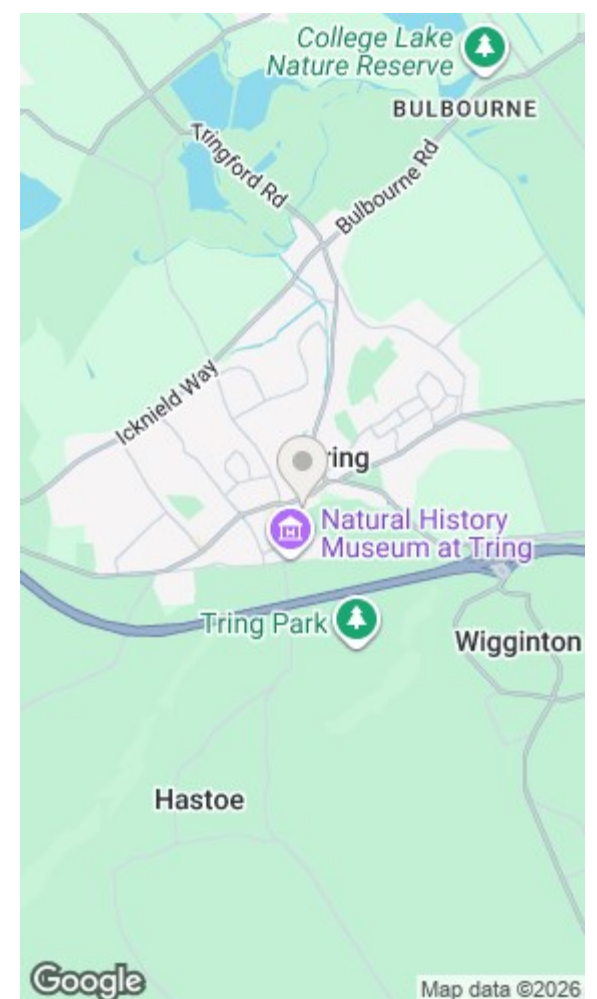
**Ground Floor**  
Approx. 56.9 sq. feet



**First Floor**  
Approx. 1038.2 sq. feet



Total area: approx. 1095.0 sq. feet



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current                  | Potential | Current                                        | Potential |
| 82                       | 83        |                                                |           |

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82 plus) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-81)  
 C (39-60)  
 D (15-49)  
 E (1-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC





A stunning first floor apartment measuring in excess of 1,000 sq ft and positioned in a set back location.



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#### The Property

Although not strictly speaking a retirement apartment, the development is exclusively for the over 55's who are looking for a more interesting home that has been completed to a high specification. Lord Rothschild first acquired the Rose & Crown Inn towards the turn of the last century and gave this landmark building an opulent Tudor façade, recognising it as one of the most significant and respected buildings within the county. As soon as you access the grounds from the front and enter via the significant wooden gates, you can tell that you're somewhere really special. The secure telephone entry provides access to the communal entrance hall which has a magnificent staircase providing access to the first floor landing. This apartment however is just a short walk through the inner courtyard,

#### The Accommodation

As you enter into the apartment, stairs lead to the spacious reception hallway which gives direct access to the principal reception room, where you will be pleasantly surprised by the size and the fact it is divided into a formal living and formal dining space. This room has stunning Tudor style windows with monkey tail handles and levers and the fact there are several windows ensures natural light flows through this space. The kitchen/breakfast room is positioned next to the main reception room and boasts a wealth of high quality base and eye level units with a number of integrated appliances and work tops over. The kitchen provides ample space for table and chairs. The main bedroom overlooks the front and not only has the advantage of a dedicated balcony but a range of fitted wardrobes and a luxuriously appointed ensuite bathroom with shower unit over the bath. The second bedroom also has fitted wardrobes and benefits from the shower room which is just across the hallway.

The property has been tastefully completed throughout and enjoys conservation style sealed unit windows to the rear, central heating, attractive white painted and glazed internal doors and high quality wood effect flooring. As well as the formal gardens at the front there is an additional partly walled garden to the rear and allocated parking.

#### Lease Information

Important information:

Lease 999 years from May 2014

Maintenance charges £422.48 pm (£5,069 pa)

Ground Rent £350 pa

Leasehold | Council tax band E | EPC D

#### The Location

Set within the heart of the conservation area and just a short walk from the town centre. Tring is a wonderful market town, which has an excellent variety of shops, restaurants, sports facilities and Schools. Alongside the excellent grammar school in nearby Aylesbury, Tring School and Tring School for The Performing Arts are very highly rated. Tring Station provides a regular service into London Euston in approximately 39 minutes

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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