sterling select homes

1 1 1 E

Tring

OFFERS IN EXCESS OF £215,000



Temptation comes in many forms...

sterling select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

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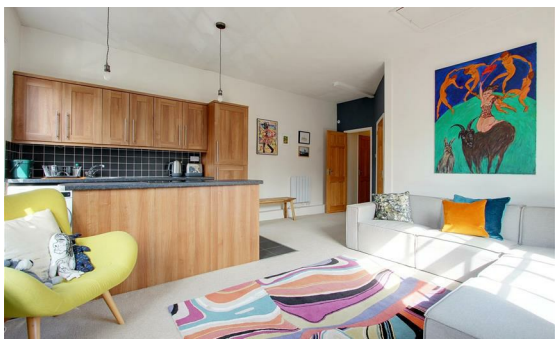
Tring

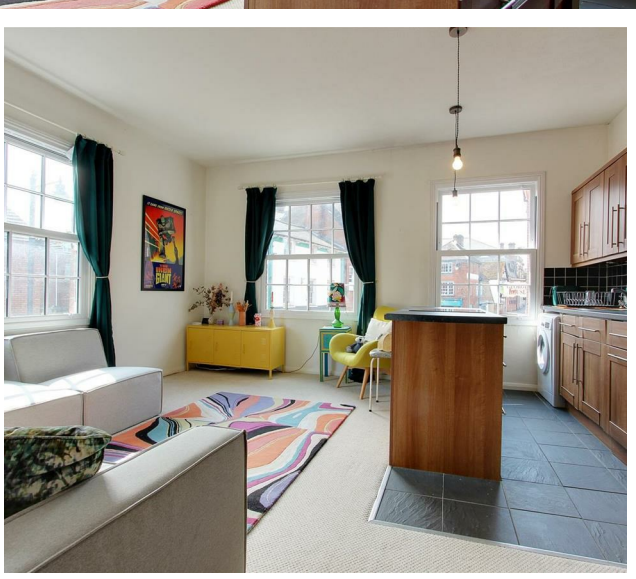
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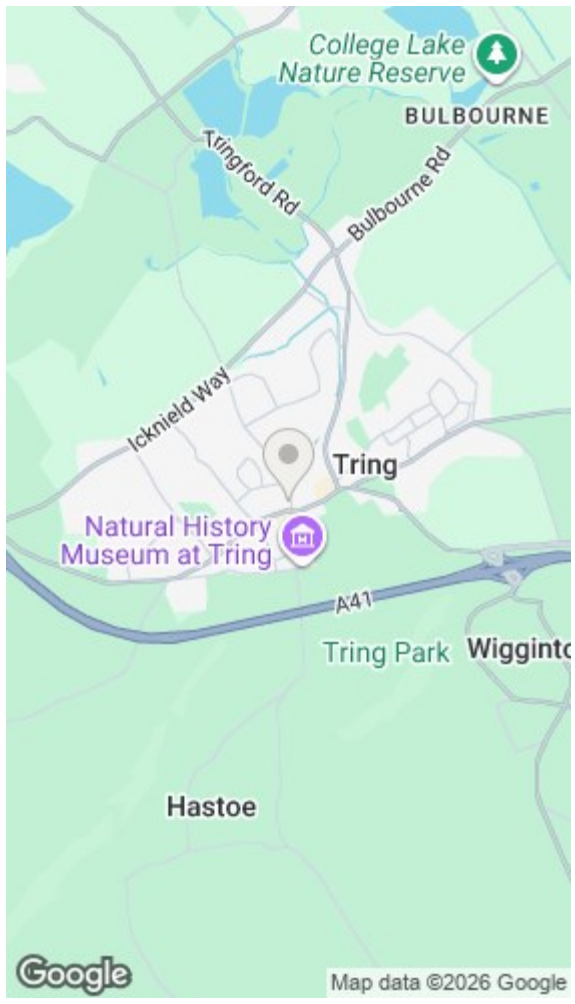
We are pleased to offer for sale this well presented one bedroom first floor maisonette ideally located just off of the High Street. Internally the accommodation comprises entrance stairwell, spacious open plan reception/kitchen with appliances, one double bedroom and a fabulous newly refurbished shower room. In addition to providing easy access to the various amenities of the High Street this delightful property is offered for sale with no upper chain.

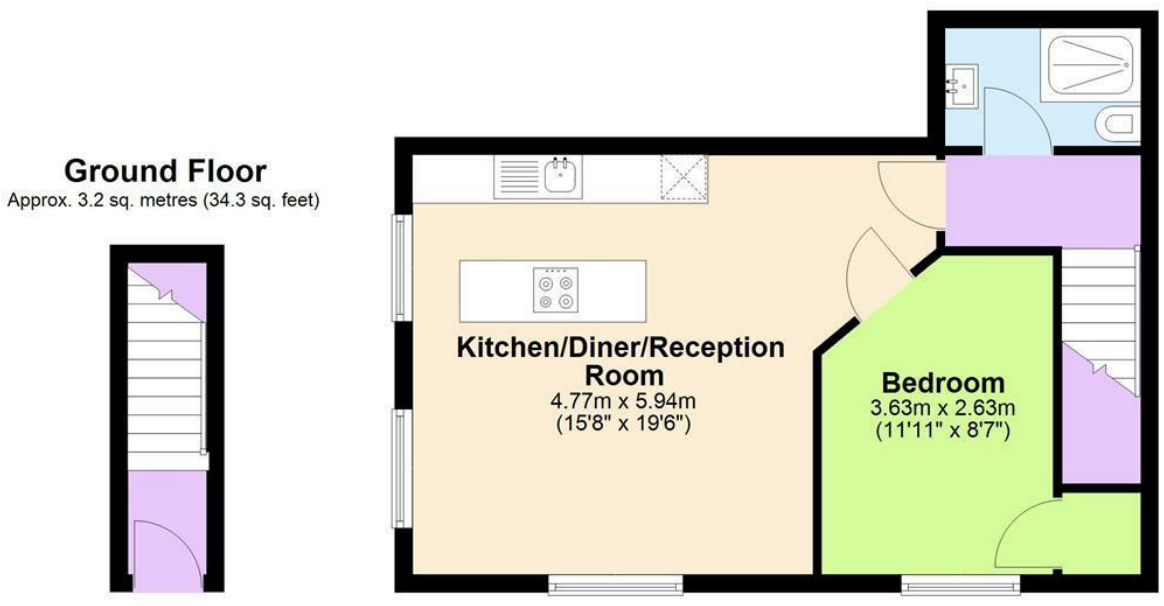


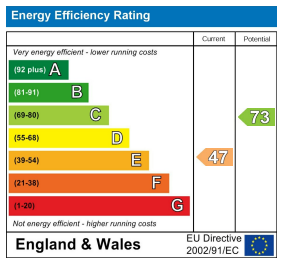


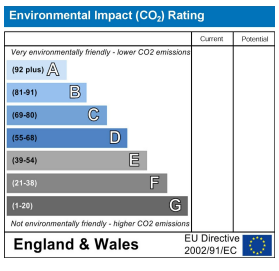


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Total area: approx. 45.8 sq. metres (492.5 sq. feet)

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* Town Centre * One Bedroom * First Floor * Open Plan Reception/Kitchen * Shower Room * Walk to High Street *Well Presented Throughout * No Chain*





Distance to Stations
Tring Station (1.8 Miles)
Wendover Station (5.1 Miles)
Berkhamsted Station (5.6 Miles)
Cheddington Station (5.8 Miles)

Distance to Schools
Bishop Wood C of E Junior School (0.1 Miles)
Goldfield Infants' & Nursery School (0.3 Miles)
Tring Park School for the Performing Arts (0.3 Miles)
Dundale Primary School & Nursery (0.4 Miles)
Tring School (0.6 Miles)
Grove Road Primary School (1.6 Miles)

Agents Notes
Includes local area images.

The Location
The property is situated only a short walk from the centre of Tring town, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape.

Commuting
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

Local Schooling
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

Out & About
Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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.



