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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Tring

OFFERS IN THE REGION OF £275,000

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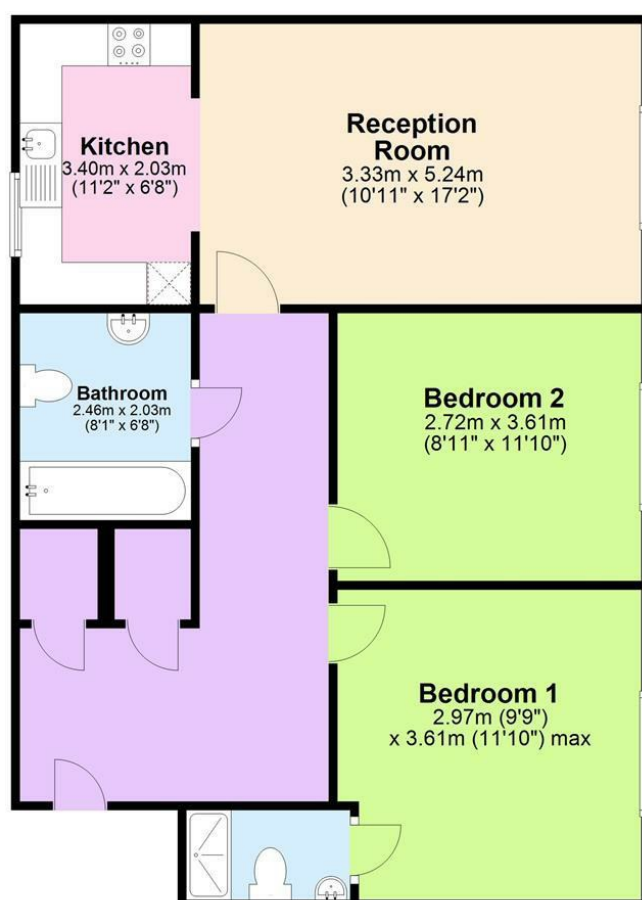
Located on the top floor of this select development only moments walk from the main High Street of Tring and boasting 2 double bedrooms, 2 bathrooms, communal gardens and allocated parking to the rear. An ideal property for a first time buyer, investment buyer or someone looking for a lock up and leave!



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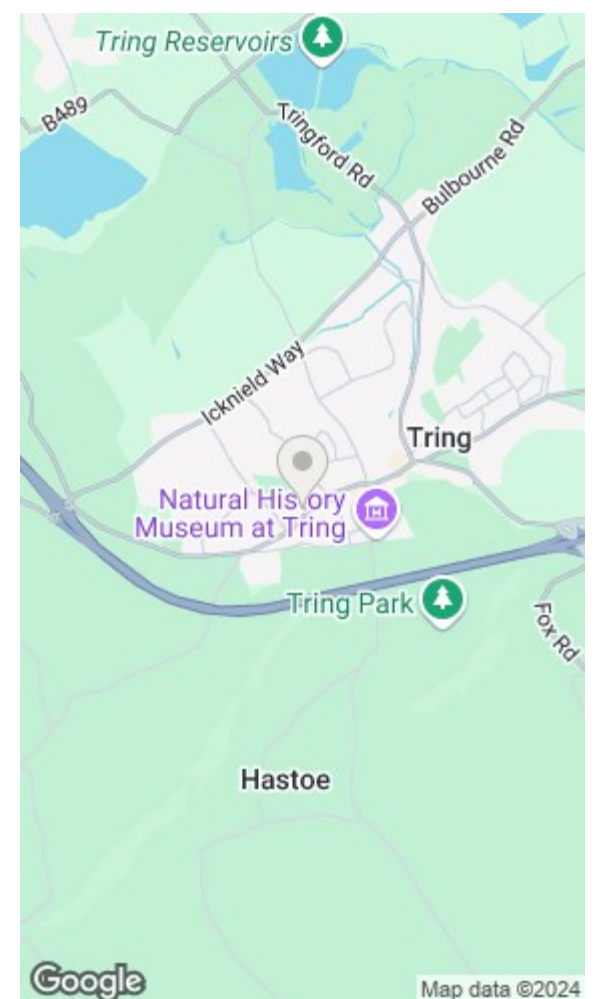
## Top Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	79		

England & Wales EU Directive 2002/91/EC



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A spacious two bedroom apartment just a short stroll from the High street.



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**The Property**  
This impressive two bedroom apartment offers spacious accommodation and is located within very easy walking distance of Tring High Street. The accommodation comprises secure communal entrance, hall with storage, sitting/dining room open plan to a fitted kitchen, master bedroom with en-suite shower room, second double bedroom and bathroom. Externally there are communal grounds which are well tended and an allocated parking space.

**Lease Information**  
Lease - 155 years from 2003 (approx. 136 years remaining)  
Ground Rent - £250pa  
Service Charge - £2230 pa

**The Location**  
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 Simply Food, 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 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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