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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 EXCESS OF £275,000

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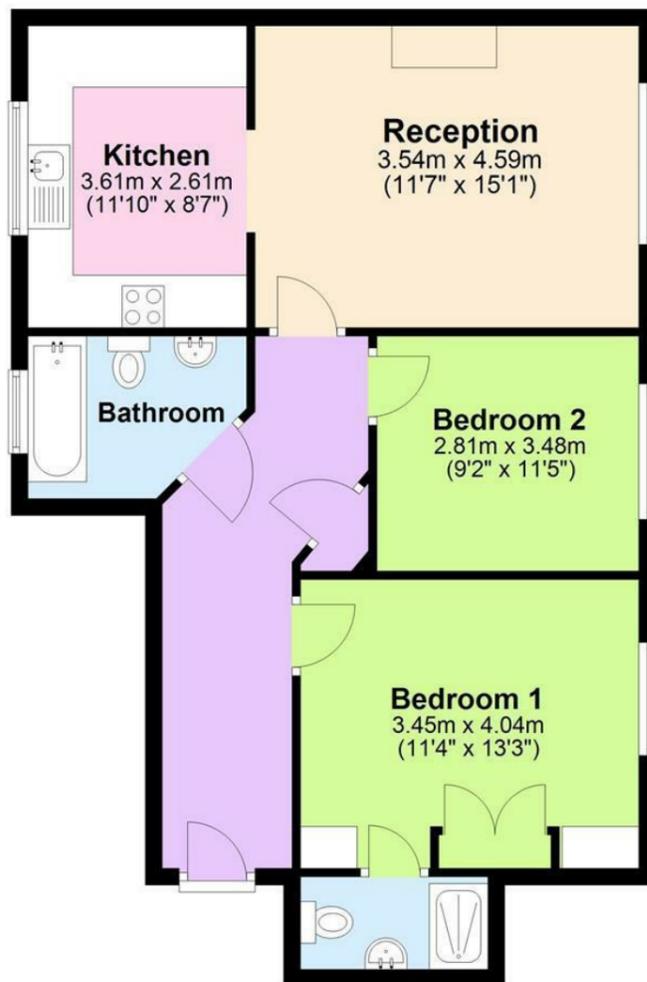
Located towards the end of a traffic free cul-de-sac yet within easy walking distance to the bustling town centre. A two double bedroom, two bathroom executive apartment in an exclusive and small development with allocated parking, good size principal reception room and separate kitchen. No upper chain.



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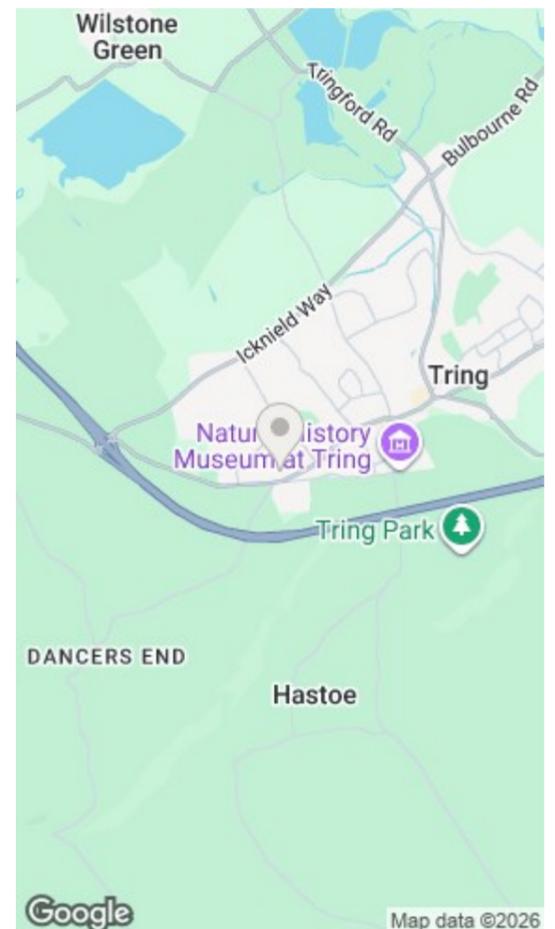
## Second Floor

Approx. 69.6 sq. metres (749.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	77		

England & Wales EU Directive 2002/91/EC





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



**The Property**  
Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set in a sought after cul-de-sac position situated within walking distance of Tring town centre. Internally the accommodation comprises entrance hallway, spacious reception room, modern fitted kitchen with appliances, main bathroom and two double bedrooms with the master bedroom benefitting from en suite shower room. In addition to allocated parking this delightful property also benefits from entryphone and double glazing throughout. Offered for sale with no upper chain.

**Distance to Stations**  
Tring Station (2.3 Miles)  
Wendover Station (4.8 Miles)  
Cheddington Station (6.8 Miles)  
Berkhamsted Station (8.6 Miles)

**Distance to Schools**  
Goldfield Infants & Nursery School (0.5 Miles)  
Bishop Wood C of E Junior School (0.6 Miles)  
Tring Park School for Performing Arts (0.8 Miles)  
Tring School (1.0 Miles)

**The Location**  
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and a variety of independent restaurants.

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**Lease Information**  
125 years from 2002 / 99 yrs remaining / ground rent approx £175 p/a / maintenance charge currently £2686 p/a.

**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. The charge for this is £75 plus VAT per person.



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