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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

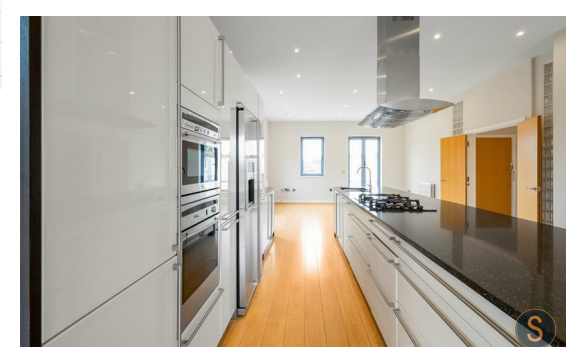
OFFERS IN EXCESS OF £600,000

# Tring

OFFERS IN EXCESS OF

£600,000

Having sold this stunning penthouse apartment from new we are delighted to receive instructions to launch back to the open market. Boasting over 1500 sq ft of accommodation over the whole top floor with two large private roof terraces and two balconies the property is a must see.

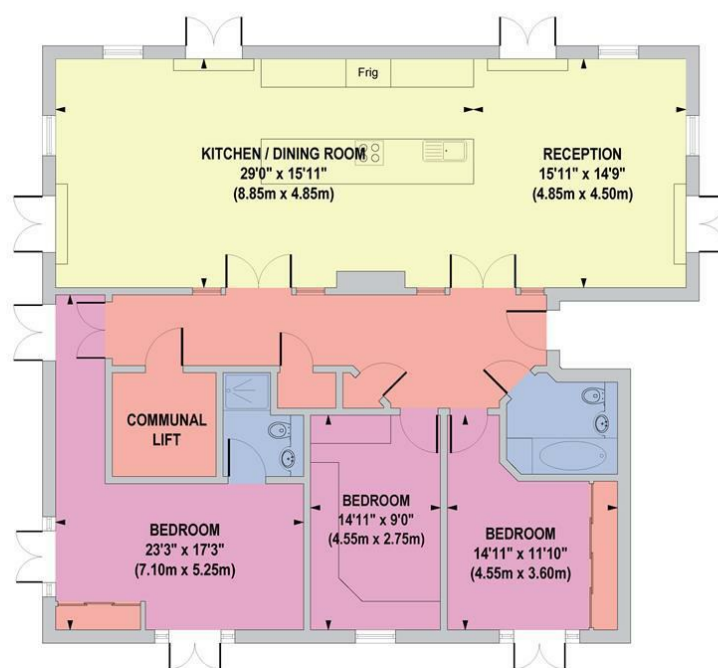
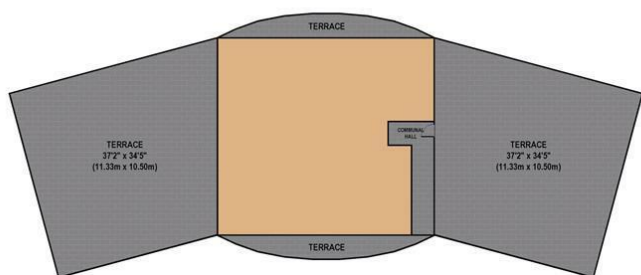


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## MASSEY HOUSE

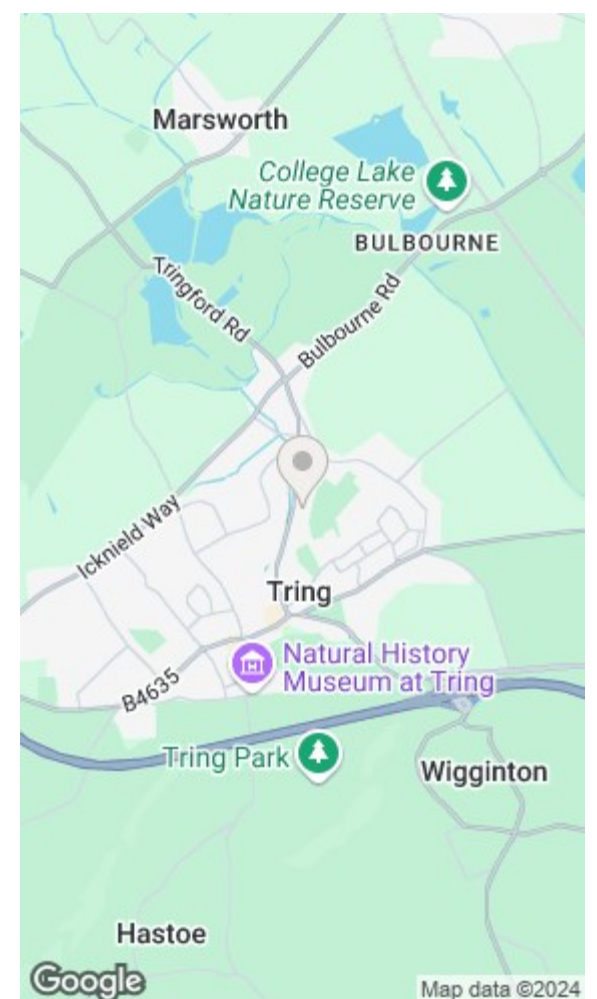
TRING

Approximate Gross Internal Floor Area  
1541 sq. ft / 143.18 sq. m



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(20-34) E	
(21-38) F		(11-19) F	
(1-20) G		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A once in a life time opportunity to purchase a simply stunning penthouse occupying the entire fourth floor.



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**The Development**  
Comprising just 20 exclusive apartments and one stunning penthouse. A unique combination of inspired architecture and contemporary design in a traditional market town setting. The quality of finish is to the highest order.

**Penthouse Living**  
Penthouse living is all about the exclusivity of the apartment, the stunning views and large terraces. Well this penthouse apartment certainly doesn't let you down. Occupying the entire top floor of this iconic Tring building there are two large roof terraces to both sides of the apartment and balconies to the front and rear providing commanding 360 degree views over the town of Tring and access directly from the penthouse and exclusive to the penthouse. Exclusive coded access is provided by the lift which takes you down to the secure underground parking where you boast two allocated parking spaces. For entertaining there are a number of above ground visitor spaces.

**The Accommodation**  
You are welcomed into the property to a grand entrance hall which has wide plank engineered oak flooring and feature glass block walls allowing light to flow through this space. There are two storage cupboards and solid wood doors opening to the main bathroom, all bedrooms and to the kitchen/breakfast/living room. Dominating the entire width of the building the kitchen is centrally located to include an island breakfast bar with a dedicated living area and separate dining area. With doors opening to both extensive side roof terraces and to the rear balcony this really is the space to be entertaining your guests all year round. Being South-east and South-west facing the terraces ensure you can find a sunny spot thought the day. The kitchen comes fully loaded with appliances and provides a range of base and eye level units providing excellent storage space.

All three of the bedrooms are doubles in proportions and all boast fitted wardrobes. The second bedroom has doors opening directly to the balcony and the front while the principal bedroom has doors opening to both the balcony at the front and South-west facing roof terrace to the side. The principal bedroom also has the advantage of a full ensuite shower room while the remaining two bedrooms are well served by the main bathroom.

Lease Information

#### Living In Tring!

The historic and bustling market town of Tring is surrounded by beautiful Chilterns countryside just a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses and a number of independent coffee shops and bakeries. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and the renowned Berkhamsted School. Connections are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service into London Euston from 36 minutes.

#### Agents Information For Buyers

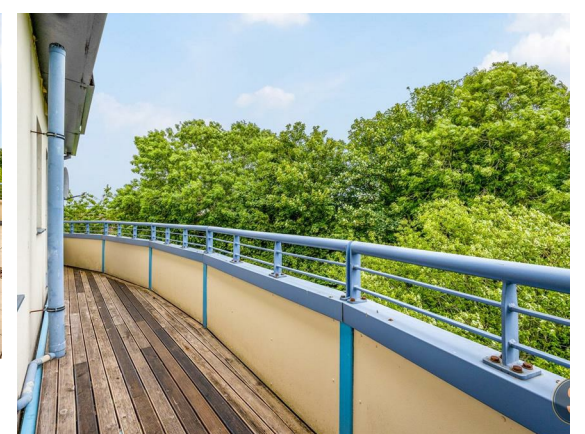
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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