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Tring

GUIDE PRICE £285,000



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Tring

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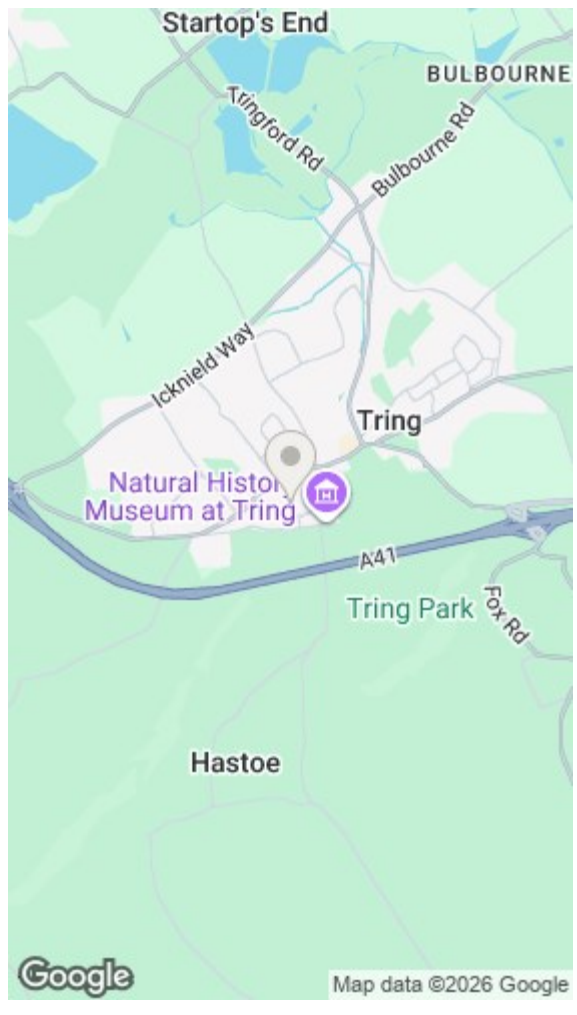
NO UPWARD CHAIN! Rare to the market is this wonderful duplex apartment which boast its own private and fully enclosed patio garden leading to a private front door opening the the apartment. On the ground floor there is a comprehensively fitted kitchen and a useful combination shower room/utility. The main bedroom with ensuite is on this level while the living room and second bedroom are on the lower ground floor.

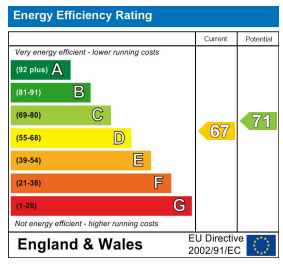


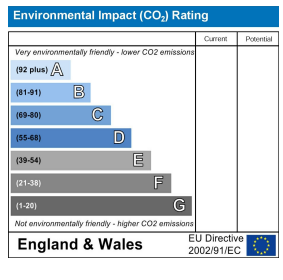
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Total area: approx. 776.2 sq. feet



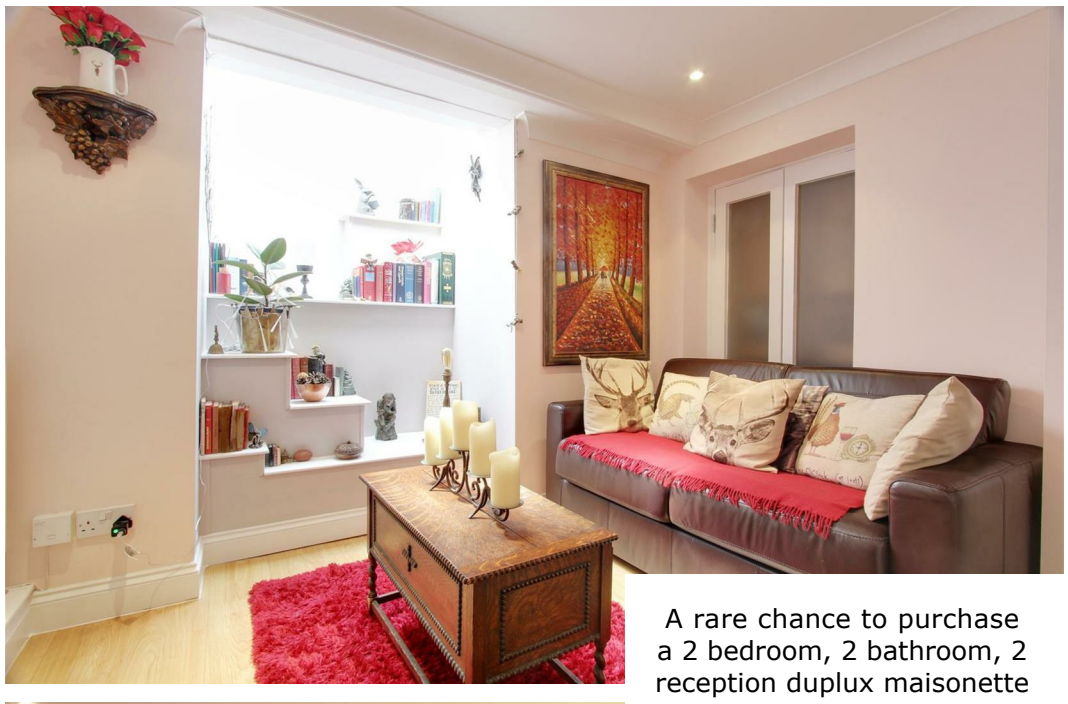




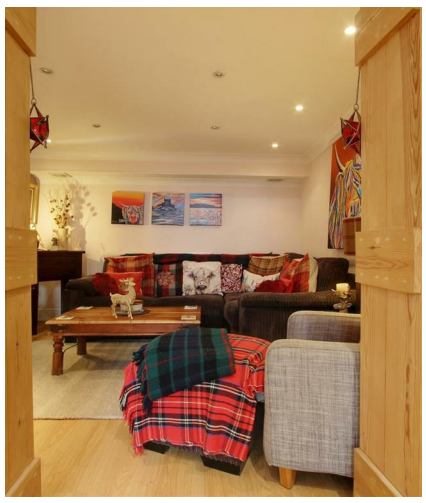
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A rare chance to purchase a 2 bedroom, 2 bathroom, 2 reception duplux maisonette with private front door and private patio garden.





Ground Floor
The front door opens to a comprehensively fitted kitchen which has a range of base and eye level units . There are a range of integrated appliances to the kitchen and a window to the front overlooking your private courtyard garden. From here stairs lead down to the dining room while a door opens to the cleaver shower room/ utility which is fitted with a three piece suite and also has space and plumbing for stacked washing machine and tumble drier. The main bedroom is at the front of the property and has a range of fitted wardrobes. From here a door opens to an ensuite bathroom which is fitted with a panelled bath with shower unit and screen over.

Lower Ground Floor
Moving down to the lower ground floor there is a dedicated dining room which leads through to an inner lobby which gives direct access to the living room. From here double doors open to the second bedroom which has a window to the front aspect.

The Outside
The property has a private patio terrace which is fully enclosed and Southerly facing. There are two gates to each side.

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.

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.







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