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2 The Courtyard Rothschild Place, Tring, HP23 5FL

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£600,000

- STUNNING TWO DOUBLE BEDROOM APARTMENT WITHIN THE HISTORIC FORMER ROSE & CROWN INN
- BREATHTAKING VIEWS OVER THE HISTORIC TOWN SQUARE AND ST PETER & ST PAUL CHURCH
- STYLISH SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES, QUARTZ WORKTOPS AND BALCONY ACCESS
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, PARTLY WALLED REAR GARDEN AND ALLOCATED PARKING
- PRIME CONSERVATION AREA LOCATION JUST A SHORT WALK FROM TRING TOWN CENTRE AND MAINLINE STATION TO LONDON EUSTON
- EXCLUSIVE DEVELOPMENT FOR THE OVER 55s OFFERING LUXURY TOWN CENTRE LIVING
- SPACIOUS RECEPTION ROOM WITH CHARACTERFUL TUDOR-STYLE WINDOWS AND FEATURE FIREPLACE
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES AND CONTEMPORARY EN-SUITE BATHROOM
- SECURE GATED DEVELOPMENT WITH TELEPHONE ENTRY SYSTEM, IMPRESSIVE COMMUNAL HALL AND LIFT ACCESS
- INTERACTIVE VIRTUAL TOUR

A truly exceptional two-bedroom town centre apartment, occupying a substantial part of the former Rose & Crown Inn, a prestigious landmark building once owned by the Rothschild Estate. This remarkable home enjoys stunning views across the historic town square and the magnificent Church of St Peter and St Paul, creating an unrivalled setting in the heart of Tring.

While not a retirement apartment in the traditional sense, the development is exclusively for the over-55s, offering discerning buyers an elegant and characterful home finished to an outstanding specification.

The Rose & Crown was acquired by Lord Rothschild at the turn of the last century and transformed with its striking Tudor-style façade, establishing it as one of the county's most distinguished and admired buildings. From the moment you enter through the impressive timber gates, the sense of history and prestige is immediately apparent. Secure telephone entry provides access to an elegant communal entrance hall featuring a magnificent staircase and lift service to the first-floor landing.

The apartment itself is beautifully presented throughout. Upon entering, you are welcomed into a generously proportioned reception room where the scale of the space is matched only by the breathtaking views over the historic town square and church beyond. Characterful Tudor-style windows with traditional monkey-tail handles frame the outlook perfectly, while a feature fireplace provides a focal point to the room.

The reception area flows seamlessly into the dining room, creating an ideal space for both entertaining and everyday living. Adjacent is the stylish kitchen, which overlooks the formal front gardens and enjoys direct access to the balcony. Finished in a timeless shaker style, the kitchen is fitted with integrated appliances and elegant quartz worktops.

Both double bedrooms are positioned towards the rear of the apartment and benefit from built-in wardrobes. The principal bedroom enjoys pleasant views over the inner courtyard and features a contemporary en-suite bathroom. The second bedroom is served by a modern shower room located immediately opposite.

Additional features include conservation-style double-glazed windows to the rear, electric central heating, attractive glazed internal doors, and high-quality wood-effect flooring throughout. Residents also enjoy access to beautifully maintained formal gardens to the front, a charming partly walled garden to the rear, and allocated parking.

Situated within Tring's sought-after conservation area, the apartment is just a short stroll from the town centre. Tring is a thriving market town offering an excellent selection of independent shops, restaurants, leisure facilities, and highly regarded schools. Alongside the renowned grammar schools in nearby Aylesbury, both Tring School and Tring Park School for the Performing Arts enjoy outstanding reputations. Tring railway station provides regular services to London Euston in approximately 39 minutes, making it an ideal location for commuters.

### Agent Notes

Lease Information

Lease term: 999 years from May 2014

Service charge: £422.48 per month (£5,069 per annum)

Ground rent: £350 per annum

## 1ST FLOOR 952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	











