



HUNTERS[®]
HERE TO GET *you* THERE

1 The Furlong, King Street, Tring, HP23 6BX

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Guide Price £235,000

- GROUND FLOOR ONE BEDROOM APARTMENT
- WARDEN COMPLEX
- COMMUNAL GARDEN
- WELL PRESENTED
- AGE RESTRICTED - 60 YEARS OLD and OVER
- NO ONWARD CHAIN
- LOUNGE
- CLOSE TO THE TOWN CENTRE
- CLOSE TO TRING PARK

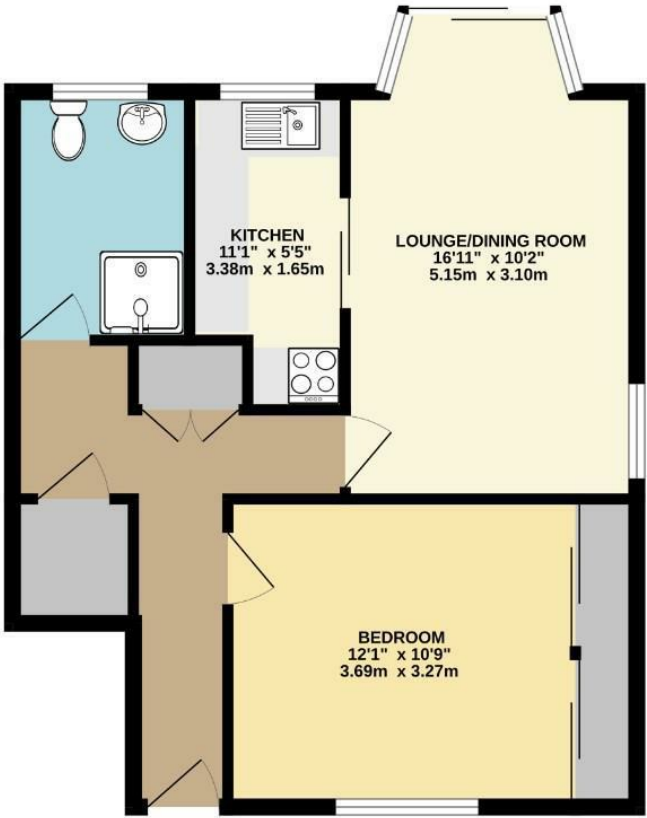
Hunters are delighted to market this one bedroom ground floor retirement home, located within the highly sought after area within the Tring Triangle. NO ONWARD CHAIN

Situated in the conservation area of Tring and within walking distance of Tring high street, this one bedroom GROUND FLOOR retirement home benefits from living room, kitchen, bathroom and communal gardens. Age restriction applies - residents must be 60 years or older.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.3 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.

Made with Metropix 03024

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

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

Entrance Hall

Entrance via wooden part glazed door. Fitted carpet.
Radiator. Airing cupboard. Storage cupboard.

Lounge/Dining Room

Fitted carpet. Double glazed windows to side and rear aspect. Double glazed sliding door to garden. Radiator.

Kitchen

A range of wall and base units with worktop over.
Stainless steel sink unit. Tiled splash back. Space for oven. Space for free standing fridge/freezer and washing machine. Wall mounted boiler. Radiator.
Laminate wood effect flooring. Double glazed window to rear aspect.

Bedroom

Fitted carpet. Double glazed window to front aspect.
Radiator. Fitted wardrobes.

Shower Room

Walk in shower. Inset vanity wash hand basin. W.C.
Radiator. Part tiled walls. Opaque window to rear aspect.

External

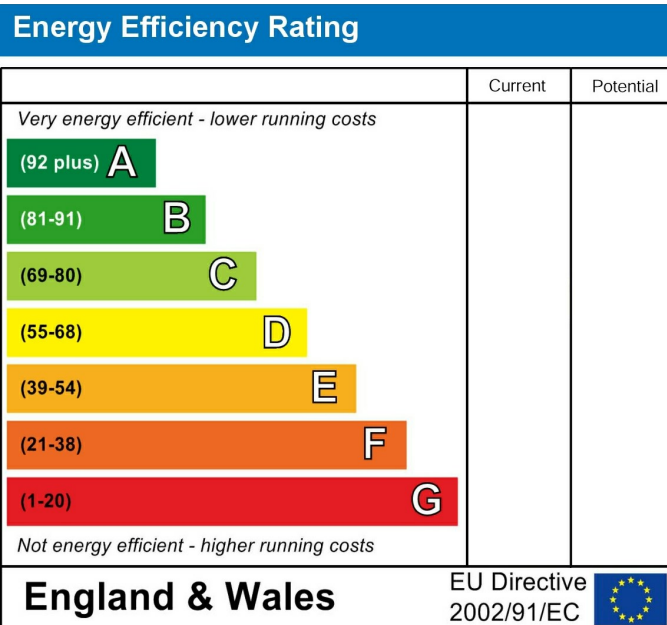
Paved patio area to the rear of property. Communal garden, surrounded by mature shrubs and bushes. To the front, Footpath to front door with remainder laid to lawn.

Agent Notes

Over 60's only

Lease length; 125 years from 12/08/1988

Service charge including, water and building insurance
£278.42 per month



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



