







**Guide Price**  
**£198,000**

Situated in the ever-popular location of Tring conservation area, this well presented warden controlled one bedroom first floor over 55's apartment is welcomed to the market offering lounge with electric fire, kitchen and bathroom. The property also offers communal parking, gardens and is close to the local amenities of Tring high street.

# Property Description

## **ENTRANCE**

Door to entrance hall.

## **ENTRANCE HALL**

Radiator, intercom, storage cupboards, airing cupboard, doors to all rooms.

## **LOUNGE**

Double glazed window to rear aspect. Radiator, electric fireplace, door to Kitchen.

## **KITCHEN**

Double glazed window to rear aspect. Floor and wall mounted units with roll edge work surface over, stainless steel single drainer sink unit, cooker and fridge/freezer to stay.

## **BEDROOM**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BATHROOM**

Low level w.c., pedestal wash hand basin, shower unit, heater, part tiled walls, extractor fan.

## **COMMUNAL PARKING**

## **COMMUNAL GARDENS**

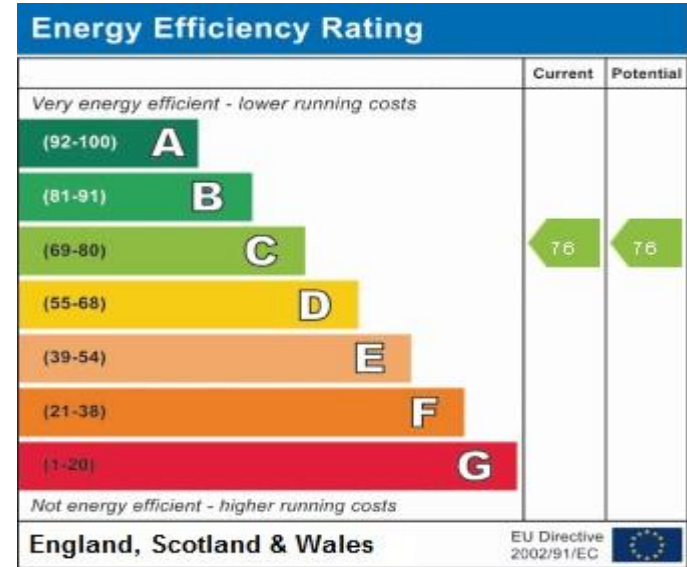
Mainly laid to lawn with seating area and patio.

470 sq.ft. (43.6 sq.m.) approx.



THE FURLONG, TRING HP23 6BX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA - 470 sq.ft. (43.6 sq.m.) approx.  
 No accuracy to this image, text or measurements is guaranteed  
 Made with Metropix ©2023



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB  
 01442 891177 | tring@maea.co.uk