





**£235,000**

Situated within the conservation area offering easy access to Tring High Street, this one bedroom ground floor retirement apartment enjoys direct access to the beautiful communal gardens. The warden controlled complex benefits from visitor parking and various communal facilities. No onward chain.

# Property Description

## **COMMUNAL ENTRANCE**

Entry via communal front door.

## **ENTRANCE HALL**

Entry via front door, storage cupboard, airing cupboard housing water cylinder, wall mounted electric heater, doors to:

## **LOUNGE**

Double glazed sliding door to rear aspect, wall mounted electric heater, sliding door to:

## **KITCHEN**

Double glazed window to rear aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas, stainless steel single drainer sink unit with mixer tap over, built in oven and hob with extractor hood over, space for fridge/freezer, wall mounted electric heater, integrated dishwasher.

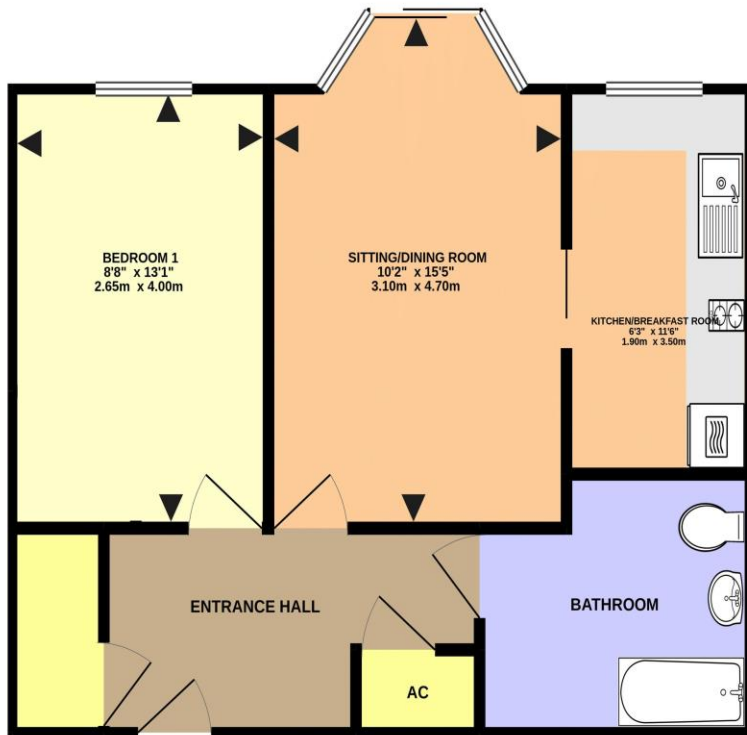
## **BEDROOM**

Double glazed window to rear aspect.

## **BATHROOM**

Comprising a walk-in shower cubicle, pedestal wash hand basin, low level w.c., wall mounted electric heater, extractor fan.

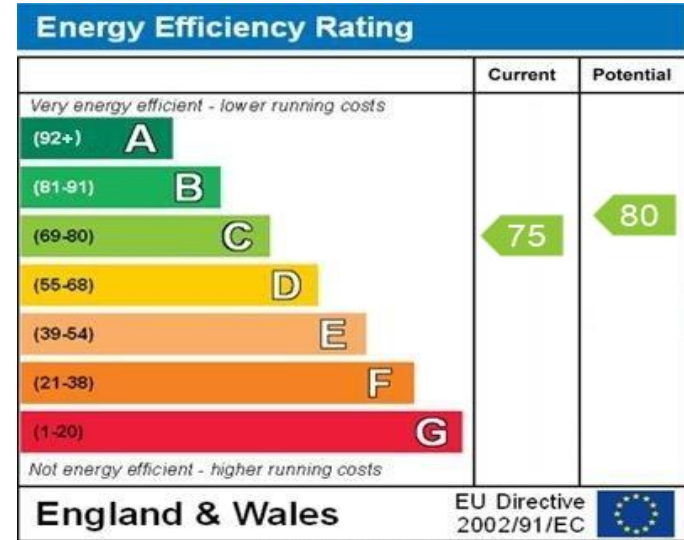
GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



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

TOTAL FLOOR AREA: 496 sq.ft. (46.1 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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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

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