





**Guide Price**  
**£649,500**

Located in the prestigious Rose & Crown development in the heart of Tring High Street overlooking directly onto Tring Church this immaculately presented first floor retirement apartment with lift access is welcomed to the market with no upper chain and offers spacious accommodation including an open plan living/dining room with balcony, modern kitchen, en-suite bathroom to main bedroom, separate shower room and two double bedrooms.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, storage cupboard housing wall-mounted electric heater.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, tiled shower cubicle, wash hand basin, under floor heating.

## **LOUNGE**

Bay window to front aspect. Feature fireplace, radiator.

## **DINING ROOM**

Door to balcony. Two radiators, opening to lounge and kitchen.

## **KITCHEN**

Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, integrated fridge freezer, built-in oven and hob with extractor fan over, integrated washing machine.

## **BEDROOM ONE**

Double glazed window to side aspect. Two radiators, door to:

## **EN-SUITE**

Panelled bath with shower over, low level WC, wash hand basin, heated towel rail, tiled floor.

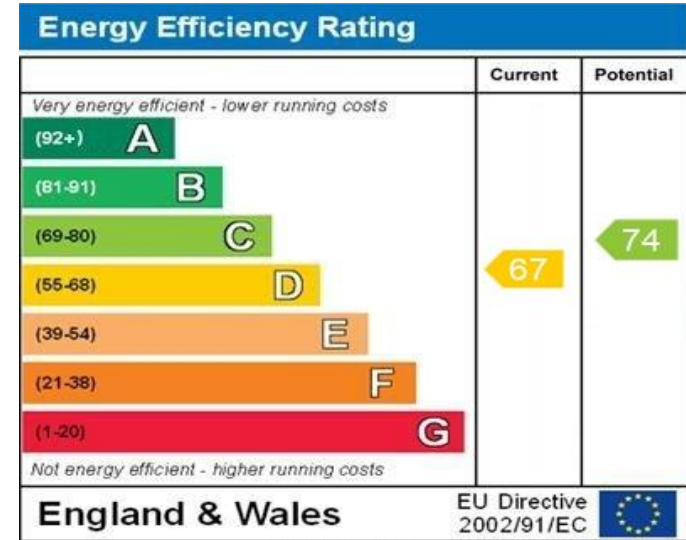
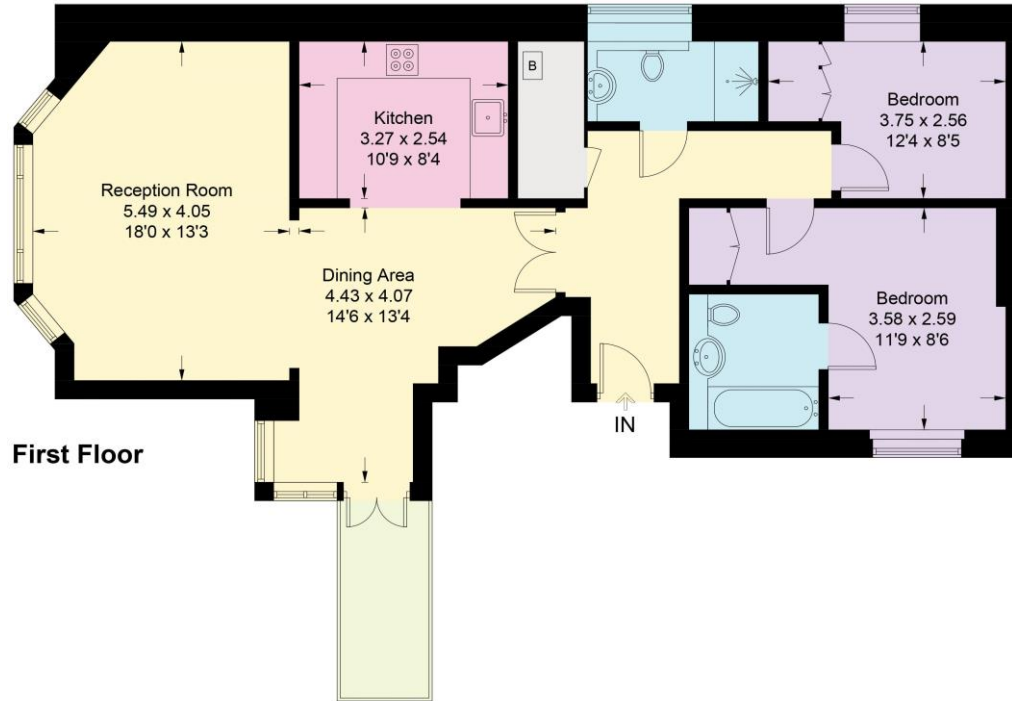
## **BEDROOM TWO**

Double glazed window to side aspect. Built-in wardrobe, radiator.

## **OUTSIDE**

## **PARKING**

One allocated parking space.



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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

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