



Crown Rose Court

FLAT 3

FLAT 7

**CROWN ROSE COURT,**  
TRING, HERTFORDSHIRE HP23 5AY

# CROWN ROSE COURT offers over **£175,000**

TRING, HERTFORDSHIRE, HP23 5AY

**A ground floor flat in the popular Crown Rose retirement development in the very heart of Tring, just behind the High Street and adjacent to Rothschild Place. The flat comes with the best part of a 999 year lease and has a share of the freehold.**

It's hard to imagine a more perfect location to enjoy ones retirement with the cafes, coffee shops, bakeries and restaurants on your doorstep, not to mention M&S. The stunning church of St Peter & Paul is just opposite and there are bus stops just moments away. The doctors surgery is just a few yards away with numerous chemists and pharmacies within easy reach.

Tring's beautifully maintained Memorial Gardens are a short walk away offering a relaxing and tranquil environment to enjoy a little outdoor time, in addition to the communal garden at Crown Rose Court.

If you're not quite ready to down size just yet, you may be thinking of the future and this ideal flat could be purchased now as ground floor flats in this development are incredibly sought after, and let out (this is currently the case and the tenant would love to stay on); enquire for further details.

## Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.







Total floor area 51.1 sq.m. (550 sq.ft.) approx

TRG104823 – Version 7  
EPC rating – C Council Tax Band - C

Plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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