



THE FURLONG

KING STREET, TRING, HP23 6BX

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OFFERS IN EXCESS OF **£300,000** LEASEHOLD

This two bedroom ground floor retirement flat is an excellent choice for those looking for an independent lifestyle with an onsite manager and easy access to day to day amenities including Doctors Surgery and Pharmacy, Post Office and bus routes just around the corner.

The Furlongs is a popular retirement development in the very heart of Tring's Conservation area and enjoys plenty of communal car parking. There are regular social activities including lunches, Bingo and Whist, among other things, taking place in the 'Lounge' and the communal laundry room can often be a social hub. There are overnight guest facilities available with prior booking and in the warmer weather, the south facing gardens are a delight.

The flat is accessed via a communal entrance hall with secure telephone entry phone system and offers comfortable and spacious accommodation which is well presented throughout. The living room features an electric fire place and patio doors which open onto the south facing communal gardens and the adjoining kitchen is fitted with plenty of units and a built in electric oven and hob. The two bedrooms benefit from fitted wardrobes and are served by a well-appointed bathroom with 'walk in' bath with an electric Mira shower over. The flat also comes with a single garage.

Tring is a charming market town in West Hertfordshire, at the foot of the Chiltern Hills and is surrounded by idyllic countryside. There is an excellent selection of restaurants, cafes and bars, perfect for a local night out with friends or family. Tring has numerous chemists/pharmacy's and a doctors surgery, as well as dentists and opticians in The High Street. The Post Office is conveniently located in the very centre of the High Street and a regular bus service runs through the town from Aylesbury to Watford making accessibility effortless. The market is held every Friday selling wares of all sorts from fresh fruit, veg and flowers to cakes, bread and cheeses and the farmers market is held on the second and fourth Saturday of each month. Of particular note, is Tring Memorial Gardens which is a beautiful and tranquil park with a pond and benches offering a calm yet sociable environment in the town centre. Among the independent shops and boutiques in Tring you will find more familiar brand names such as Tesco, Marks & Spencer and Co Op.

Agents Notes:

Residents must be over 60 (partner can be 55+)

There is a social lounge for residents

The Furlong provides a guest room for visitors which is subject to availability.

Before completion you will need an interview with the Scheme Manager and provide proof of age as well as a letter from your GP confirming you are able to live independently without the provision of care.

Service Charge: £314.67 per annum

Lease: 125 years from 1988



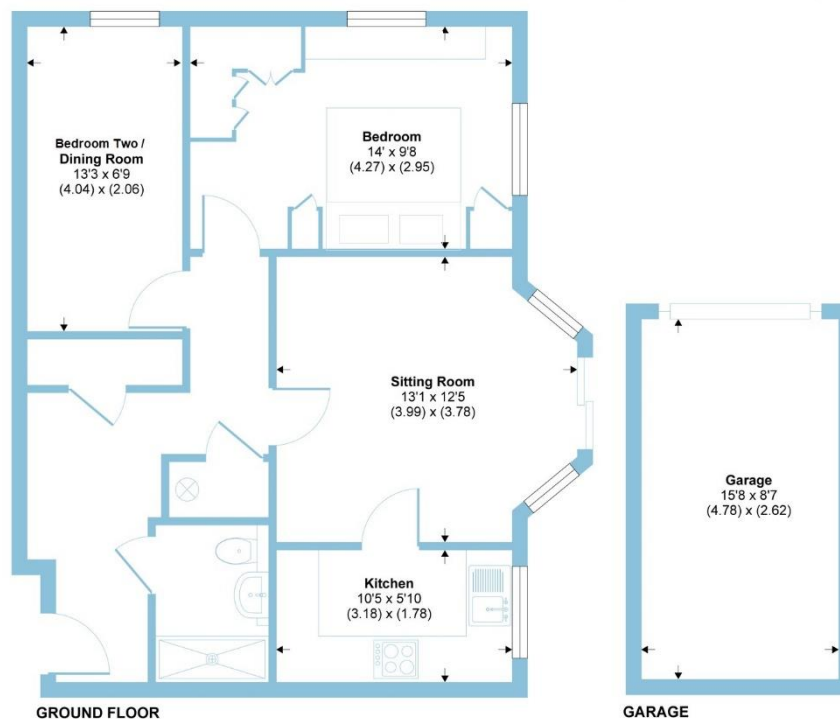




The Furlong, King Street, Tring

Approximate Area = 749 sq ft / 70 sq m (include garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020.
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TRG108416 – Version 3
EPC rating – C Council Tax Band - D

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