



THE FURLONG
KING STREET, TRING HP23 6BX

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OFFERS IN THE REGION OF **£290,000** LEASEHOLD

A light and spacious two-bedroom retirement apartment located in this extremely sought after development in the heart of the Conservation area. The property enjoys southerly views over the gardens and the paddocks opposite and is a short walk to Tring High Street and Doctors Surgery.

Situated a short walk from Tring High Street and close to the Doctors surgery and Pharmacy, in a highly sought after development the property is a two bedroom retirement apartment with lift access. The accommodation briefly comprises an entrance hall with secure telephone entry, master bedroom, a second bedroom perfect for a guest room or study, bathroom with wall mounted electric shower, a spacious dual aspect lounge/dining room and a fitted kitchen. Outside there are wonderful south facing communal gardens at the rear and a car park for residents and visitors at the front.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on every 2nd and 4th Saturdays.

Agents Notes:

Lease – 125 years from 1988

Please contact the Branch for any further information.

Service Charge £314.67 per month

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.

Please contact the Agents for further information

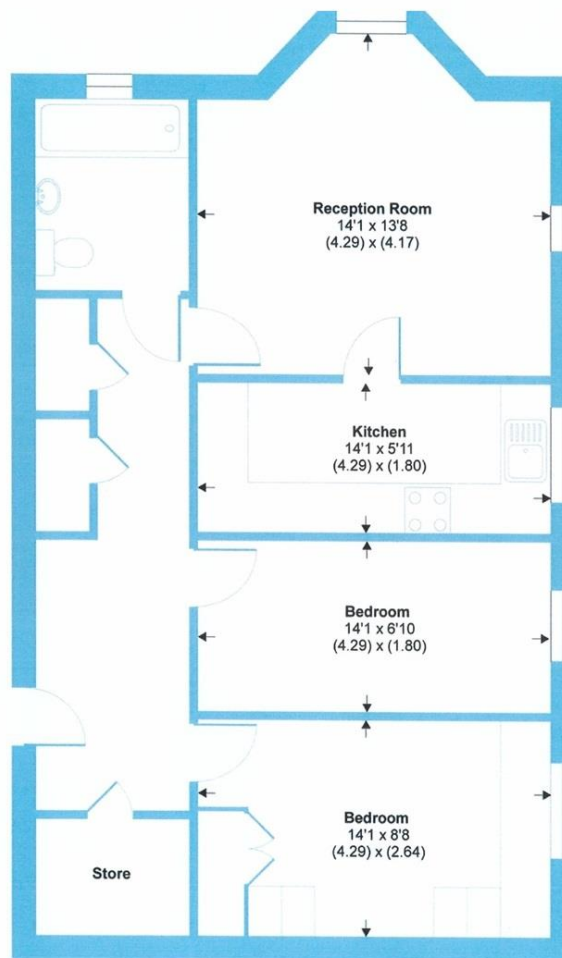




The Furlong, King Street, Tring, HP23

Approximate Area = 707 sq ft / 65.7 sq m

For identification only - Not to scale



GROUND FLOOR

TRG108495 – Version 4

EPC rating – B Council Tax Band - D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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