



THE FURLONG,
KING STREET, HP23 6BX

THE FURLONG, KING STREET, TRING, HP23 6BX

OFFERS OVER **£290,000** LEASEHOLD

A beautifully presented two bedroom first floor maisonette for over 60's, situated just a short walk from Tring High Street.

Situated a short walk from Tring High Street, this beautifully presented two bedroom maisonette offers an appealing independent lifestyle for the over 60's, in an extremely sought after location in the conservation area of Tring close to the High Streets amenities .The property comprises of a private entrance with stairs rising from the hall, including a fitted stair lift. The accommodation is well presented throughout and comprises: Living room with adjoining fitted kitchen. Two good size bedrooms, the principal bedroom benefitting from a range of fitted wardrobes, a re-fitted three piece shower room.

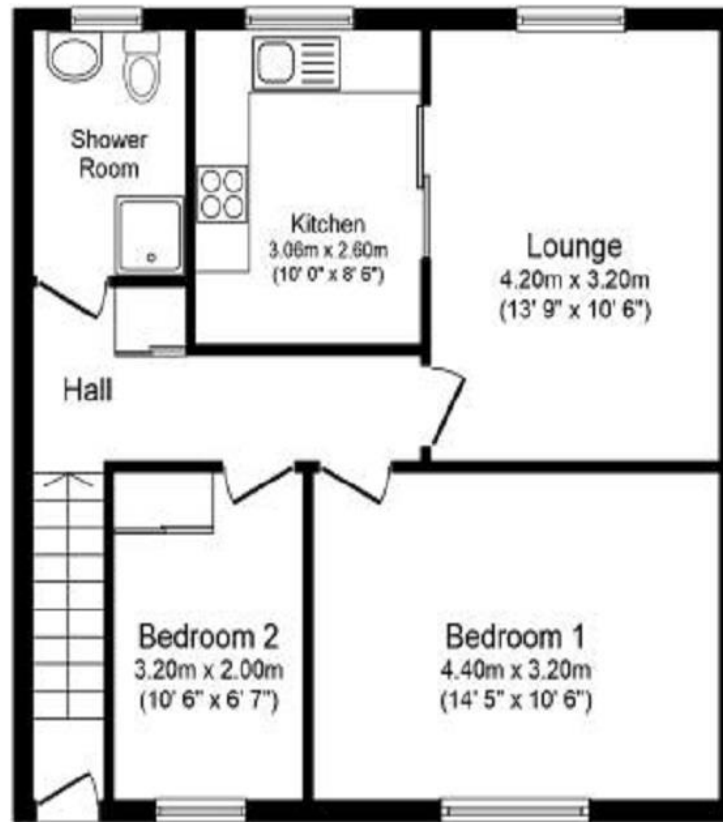
To the rear there is resident's parking and attractive communal gardens.

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 Simply Food, 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 alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

Agents Notes: Service Charge £294.19







Floor Plan

Total floor area 57.0 sq. m. (614 sq. ft.) approx

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

Powered by audioagent.com

01442 824133

tring@brownandmerry.co.uk

TRG108197 – Version 3

EPC rating – C Council Tax Band - C

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

