



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

33 The Furlong, King Street, Tring, HP23 6BX



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Guide Price £315,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- MODERN KITCHEN AND BATHROOM
- COMMUNAL AREA WITH SOCIAL EVENTS
- CLOSE TO TRING TOWN CENTRE AND TRING PARK
- REFURBISHED TO A HIGH STANDARD
- GAS CENTRAL HEATING
- PARKING AND COMMUNAL GARDENS
- AGE RESTRICTED - 60 YEARS OLD AND OVER

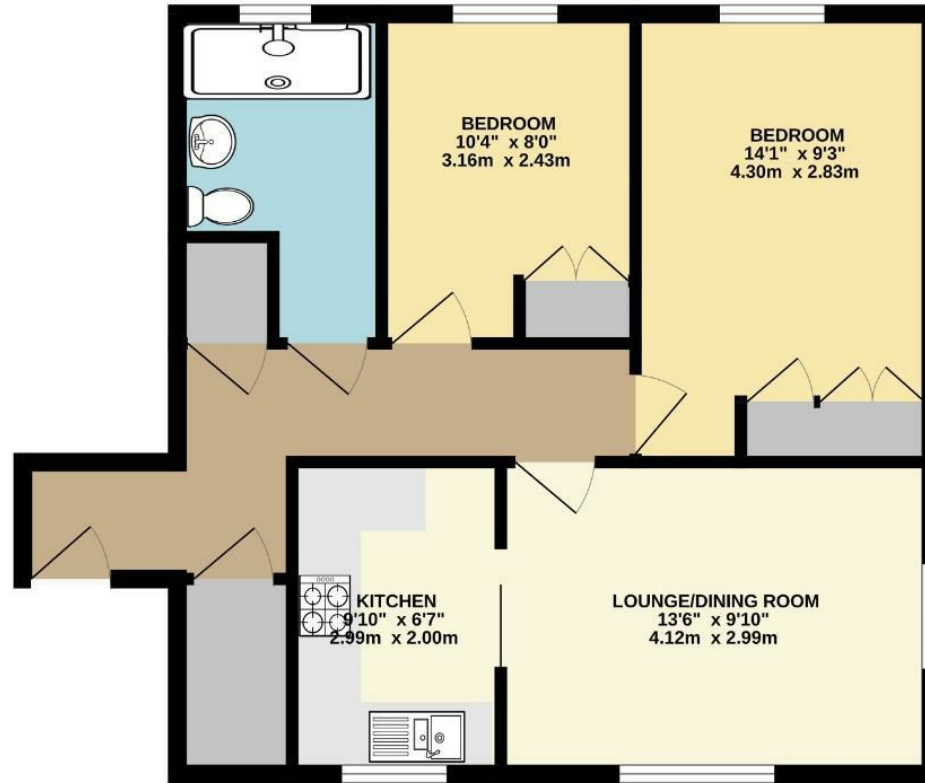
Hunters are delighted to market this two bedroom first floor retirement home, located within this highly sought after area within the Tring Triangle. NO ONWARD CHAIN

Situated in the conservation area of Tring and within walking distance of Tring High Street, this two bedroom retirement home benefits from entrance hall, living/dining room, kitchen, bathroom and communal gardens. Age restriction applies - residents must be 60 years or older.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

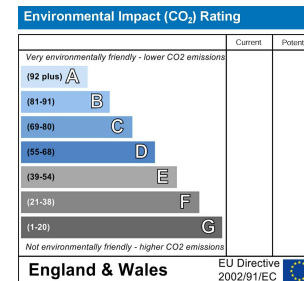
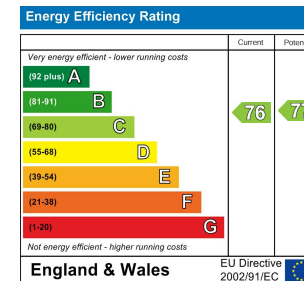
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GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Entry via a solid door. Fitted carpet and radiator. Access to a generous sized boarded loft. Storage cupboard with a wall mounted gas combination boiler.

### Lounge/Dining Room

Dual aspect double glazed windows. Fitted carpet and radiator.

### Kitchen

Double glazed window. A range of floor and wall mounted units consisting of cupboard and drawers with a worktop over. 1½ bowl stainless steel sink and drainer. Four ring gas hob with a glass splash back and extractor over. Double electric oven. Plumbing for a washing machine. Integrated fridge-freezer.

### Bedroom One

Double glazed window. Fitted carpet and radiator.

### Bedroom Two

Double glazed window. Fitted carpet and radiator.

### Bathroom

Double glazed window. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### External

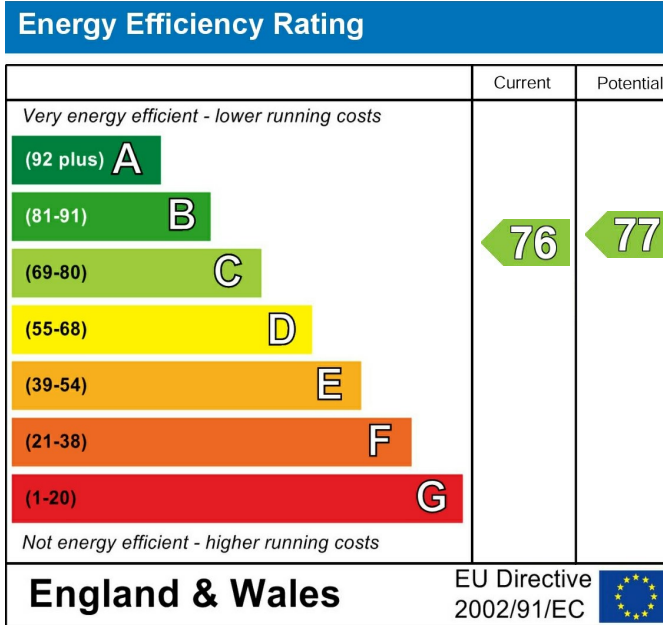
Communal gardens. Parking bays.

### Agent Note

Lease length - 125 years from 1 January 1988

Ground Rent - £0.83 per month

Service Charge - £200.44



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











