



HUNTERS[®]
HERE TO GET *you* THERE

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

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Offers In Excess Of £200,000

- ONE BEDROOM FIRST FLOOR APARTMENT
- GARAGE
- INTERACTIVE VIRTUAL TOUR
- CLOSE TO TRING TOWN CENTRE AND TRING PARK
- COMMUNAL AREA WITH SOCIAL EVENTS
- NO ONWARD CHAIN
- WELL PRESENTED
- PARKING AND COMMUNAL GARDENS
- AGE RESTRICTED - 60 YEARS OLD AND OVER

This well presented one bedroom first floor retirement home, located within this highly sought after area within the Tring Triangle. NO ONWARD CHAIN

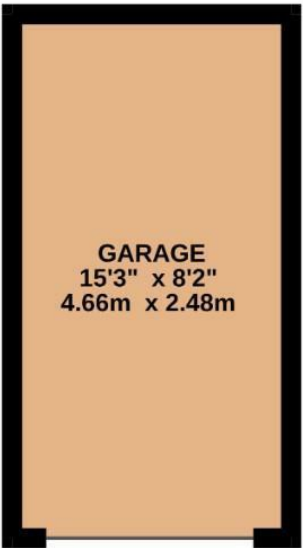
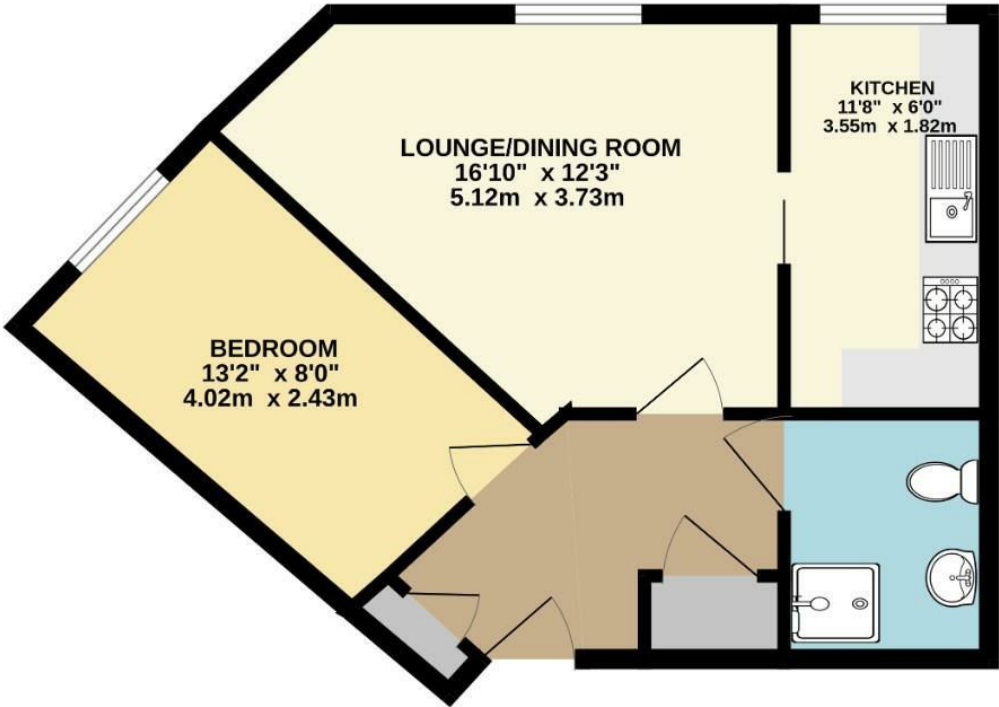
Situated in the conservation area of Tring and within walking distance of Tring High Street, this one bedroom retirement home benefits from entrance hall, living/dining room, kitchen, bathroom and communal gardens. Age restriction applies - residents must be 60 years or older.

This property also benefits from a garage.

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.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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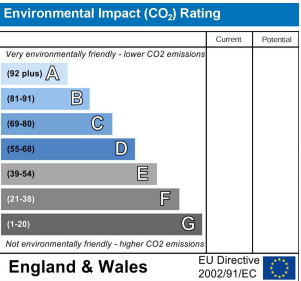
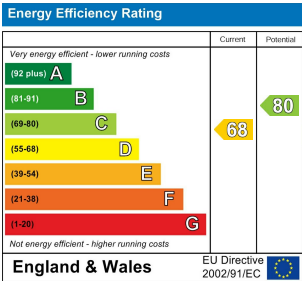
FIRST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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 electric radiator.
Access to a loft. Storage cupboard.

Lounge/Dining Room

Double glazed windows. Fitted carpet, electric radiator
and an electric fireplace.

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.
Elec hob with an extractor over. Electric oven. Plumbing
for a washing machine. Space for a fridge-freezer.

Bedroom

Double glazed window. Fitted carpet and electric
radiator, built-in wardrobes.

Bathroom

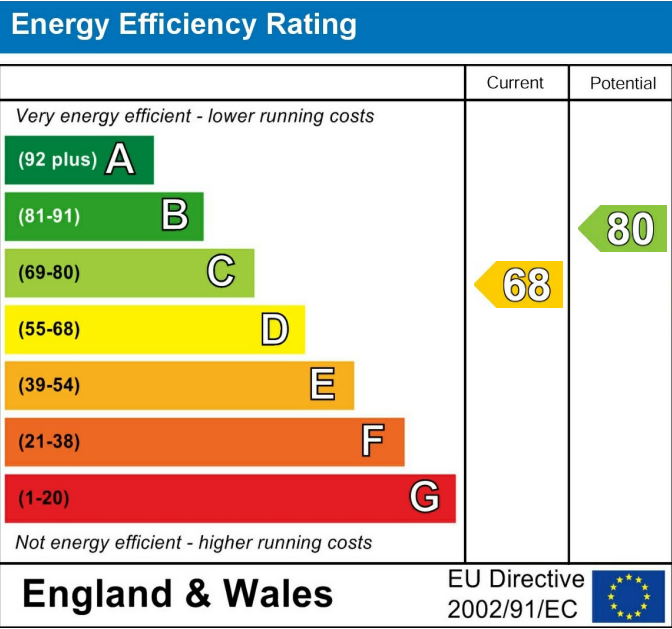
Three piece suite comprising; walk-in shower, W/C and
wash hand basin.

External

Communal gardens. Parking bays.

Agent Notes

Lease length - 125 years from 1 January 1988
Service Charge - £290 (approx) inc water and building
insurance.



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.





