

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Crown Rose Court

Tring, HP23 5AY

Guide Price £185,000



- ONE BEDROOM GROUND FLOOR FLAT
- TOWN CENTRE LOCATION
- ONE ALLOCATED PARKING BAY
- 55 AND OVER
- 999 YEARS FROM 08/1988

- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- INTERACTIVE VIRTUAL TOUR
- PLENTY OF STORAGE SPACE
- COMMUNAL GARDENS



Hunters are pleased to market this one bedroom ground floor flat, located within Tring town centre. Recently decorated and well proportioned accommodation with the added benefits of an allocated parking space. Offered with NO ONWARDS CHAIN.

Please note that buyers must be 55 years or older.

Share of freehold with a lease of 999 years from April 1988 with a Peppercorn Ground Rent.

From the communal entrance, enters to the inner hallway with storage cupboards and airing cupboard. The double bedroom has built in wardrobes. The bathroom/shower room has a Aqualisa shower and the living room is also accessed via the hall. A box bay window is a feature of this generous sized dual aspect room, the Kitchen is fitted with units and there is the opportunity to acquire the slot in oven, washing machine and fridge/freezer.

**Entrance Hall**  
Part glazed door to front aspect. Fitted carpet and electric heaters. Storage cupboard and airing cupboard.

**Lounge/Dining Room**  
Dual aspect double glazed windows. Fitted carpet and electric heater plus an electric fireplace.

**Kitchen**  
Double glazed window to side aspect. Electric cooker. Washing machine and fridge-freezer. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. 1 1/2 bowl stainless steel sink and drainer.

**Bedroom**  
Double glazed window to side aspect. Fitted carpet and electric heater. Built in wardrobes.

**Bathroom**  
Three piece suite consisting of a walk-in shower, W/C and wash hand basin. Extractor fan.

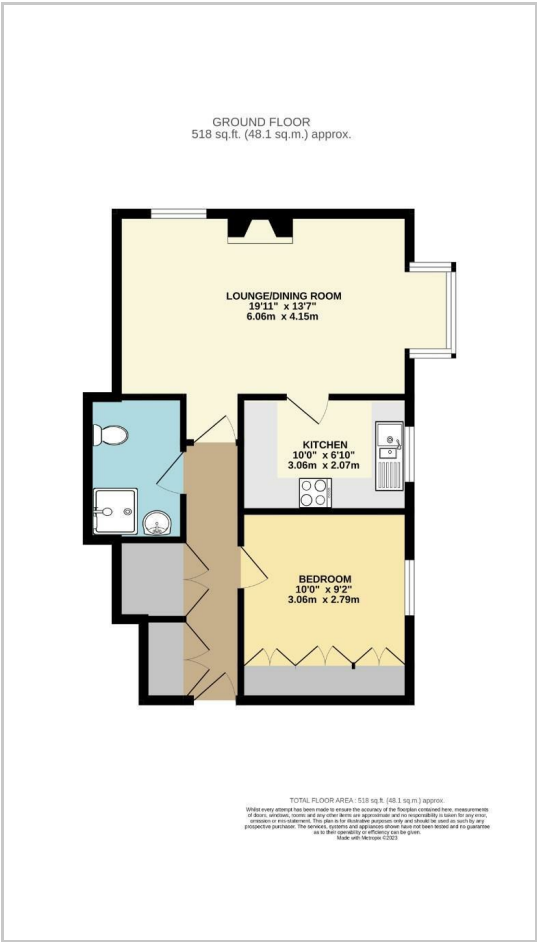
**Outside**  
One allocated parking bay. Communal gardens.

**Agent Notes**  
Share of freehold.  
999 years from August 1988  
Peppercorn ground rent  
£1600 per year s/c

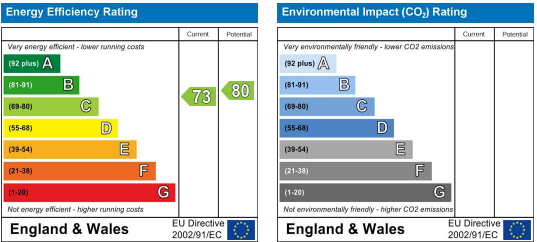
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

83 High Street, Tring, HP23 4AB  
Tel: 01442 500252 Email: [tring@hunters.com](mailto:tring@hunters.com) <https://www.hunters.com>