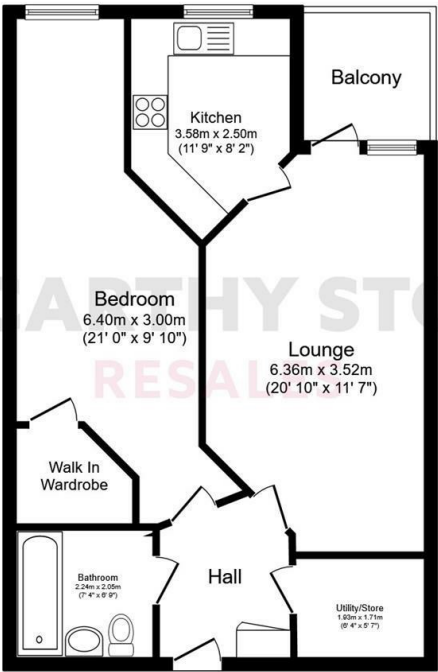


13 Isabella House

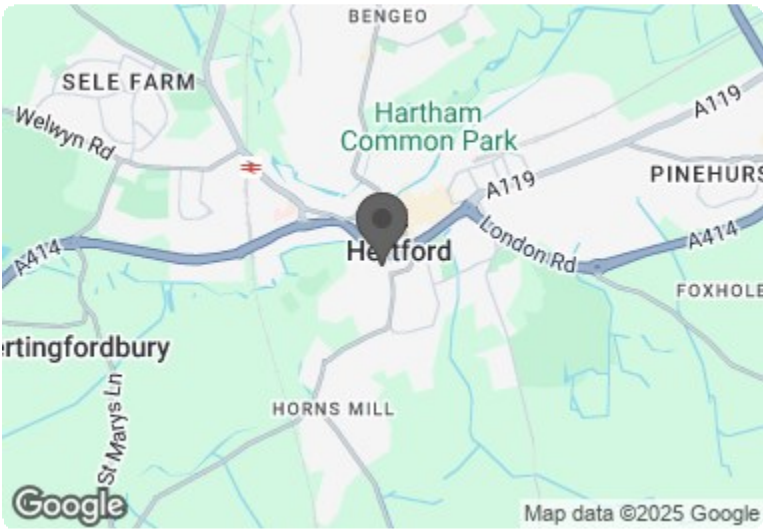
Hale Road, Hertford, SG13 8EN

PRICE  
REDUCED



Total floor area 62.8 m² (676 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](#)

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £270,000 Leasehold

A SUNNY SOUTH FACING one bedroom second floor apartment with the benefit of a WALK-OUT BALCONY accessed off the living room, MODERN FITTED KITCHEN and CONTEMPORARY SHOWER ROOM. Situated within a popular MCCARTHY STONE retirement living development.  
~Entitlements Advice and Part Exchange available~

Call us on 0345 556 4104 to find out more.

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# Isabella House, Hale Road, Hertford SG13

1 Bed | £270,000

PRICE  
REDUCED

### Isabella House

Isabelle House has been, designed, constructed, and now managed by McCarthy & Stone, who know that attention to detail makes all the difference. This apartment has been carefully designed with the owners safety and comfort in mind. The development is designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in living rooms, underfloor heating and camera entry system for use with a standard TV.

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

For your peace of mind the development has TV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Local Area

Dating back from the 10th century, Hertford is a lovely old market town with plenty of things to see and do. Four rivers, the Beane, Rib, Mimram and Lea all converge in Hertford and flow on to join the River Thames, which make it a very picturesque town with lots of green trees spread across the riverbanks. Hertford offers great public transport links - it has two train stations, Hertford East and Hertford North, both of which are within walking distance from the McCarthy & Stone Retirement Living development. Hertford East can have you in London in under an hour, while Hertford North runs a direct service to London Kings Cross on the weekends.



### Transport Links

The development offers great transport links, with Hertford East Railway Station 0.5 miles away. There are also convenience stores within 0.5 miles, including a Marks & Spencer and Tesco Superstore. For a bit of culture, Hertford Theatre and Hertford Museum are both under 0.3 miles away. You will also find Hertford Castle just 0.4 miles away, with beautiful grounds to explore and regular events.

### Entrance Hall

Solid oak door with spy hole and letter box. Emergency speech module. Security door entry system. Access to utility/storage cupboard with washer/dryer. Underfloor heating runs throughout the apartment. Doors leading to shower Room, Bedroom and living Room.

### Living Room

A good sized living room with space for a small dining table. Full height window and double glazed door opening out to a walk-out balcony Two ceiling light points. Two ceiling lights, curtains, fitted carpets. Sky TV and telephone points.

### Kitchen

A modern fitted kitchen with a double glazed window fitted with blind. Beneath the window sits the stainless steel sink unit with mixer tap and drainer. Built in Neff oven with matching microwave above. Four ringed hob with chrome style splash back and matching extractor hood. Integrated fridge/freezer. A range of base and wall storage units. Ceiling and under unit spot lighting.

### Bedroom

Spacious bedroom with a full height, double glazed window. Light fitting. TV and telephone points. Power points. Walk in wardrobe providing plenty of storage and hanging space. Curtains and fitted carpets.

### Shower Room

A modern fitted suite with level access walk in shower and screen, WC; vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail. Emergency pull-cord. Ceiling spot lights.



### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge £3,972.39 for financial year ending 30/6/2026. Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Lease Information

Ground rent: £425  
Ground rent review: 1st Jan 2033  
Lease: 999 years from 1st Jan 2018

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

