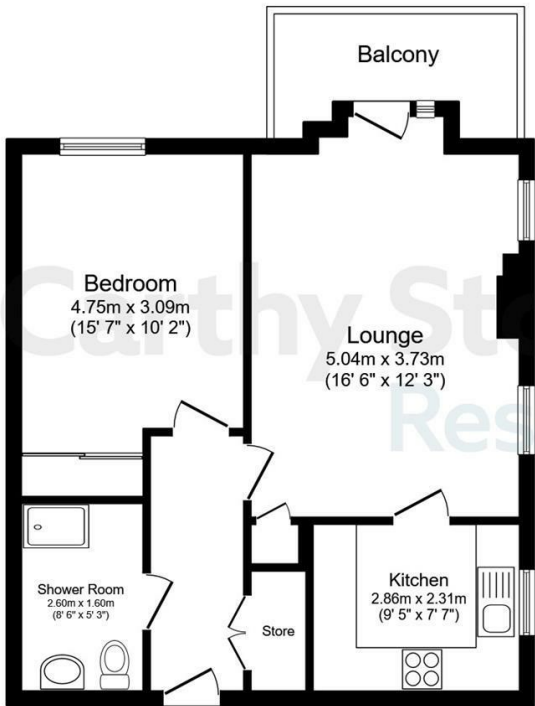


21 Isabella House

Hale Road, Hertford, SG13 8EN



Total floor area 52.3 sq.m. (563 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	84	84
(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	



Asking price £320,000 Leasehold

Presented in a 'TURN KEY' condition having been decorated throughout. One bedroom, fourth floor RETIREMENT APARTMENT, boasting a MODERN Kitchen and Shower Room. Further benefiting from a BALCONY overlooking the COMMUNAL GARDENS, accessed from the Living Room. \*DESIGNATED PARKING SPACE\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Isabella House, Hale Road, Gascoyne Way, Hertford, Hertfordshire, SG13 8EN

**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 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 for a few hours 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. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

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 are 0.7 miles from Isabella House. 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

North & East Railway Station 0.7 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.

**Apartment Overview**  
A wonderfully presented fourth floor retirement apartment benefits from a 'turn key' condition, having been freshly decorated throughout. The bright, dual aspect living room provides plenty of natural light and gives access to a walk out balcony enjoying garden views. The modern kitchen has built in appliances. Double bedroom with fitted, mirror fronted wardrobes and a contemporary shower room completes this lovely apartment. he apartment has an allocated parking space in the private car park.

**Entrance Hall**  
Solid oak door with spy hole and letter box. Emergency speech module. Security door entry system. Door to storage cupboard. All other doors leading to; Main Shower Room, Bedroom and Living Room.

**Living Room**  
Bright and airy, dual aspect living room benefitting from a full height and additional double glazed windows. Glazed door gives access to a walk out balcony enjoying garden views. There's ample room for a dining table and chairs. Two ceiling lights, Sky TV point and telephone points. Range of electrical points , fitted carpets.

**Kitchen**  
A modern fitted kitchen with a range of high gloss base and wall storage units with a roll top work surface over. A stainless steel sink unit with mixer tap and drainer sits beneath a double glazed window with views of All Saints church in the distance. Built in oven with matching microwave above. Four ringed hob with glass splash back and matching extractor hood. Integrated fridge/freezer. Ceiling and under unit spot lighting, ceramic floor tiling.

**Bedroom**  
A well presented double bedroom with a full height double glazed window. Light fitting. TV and telephone points. Power points. Mirror fronted wardrobe providing plenty of storage and hanging space. Fitted carpets.

## 1 bed | £320,000

**Shower Room**  
A stunning modern fitted suite comprising; level access walk in shower; WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail. Ceiling spot lights.

**Allocated Car Parking**  
The apartment has its own allocated car parking space.

**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: £3,849.21 for financial year ending 30/6/2025

**Lease Information**  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2033  
Lease: 999 years from 1st Jan 2018

**Moving Made Easy & Additional Information**

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

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 speak with our Property Consultant today.

