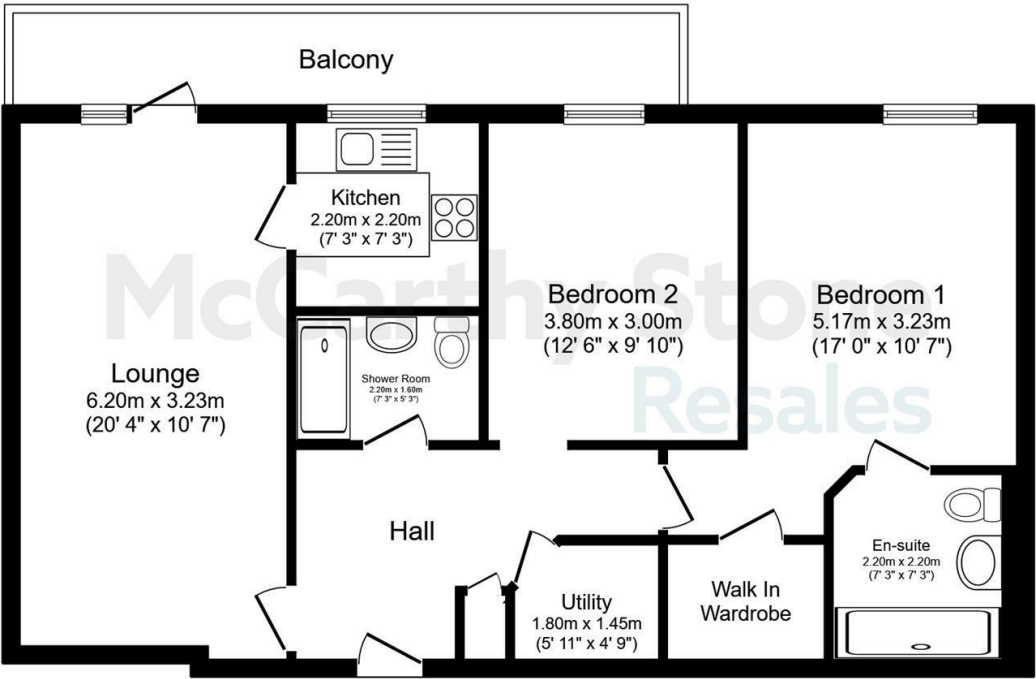


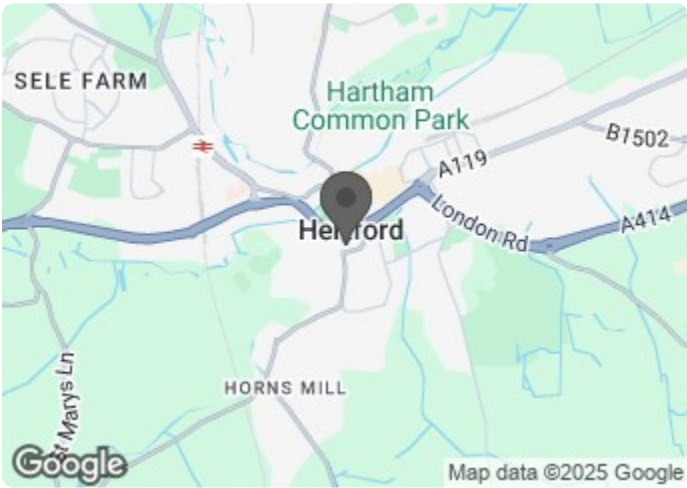
22 Isabella House

Hale Road, Hertford, SG13 8EN



Total floor area 76.1 m² (819 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: D



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	



Asking price £500,000 Leasehold

A beautifully presented TWO BEDROOM apartment located on the FOURTH FLOOR with LIFT access and boasts a MODERN Kitchen and Shower Rooms. Further benefiting from a wrap around BALCONY with SOUTH EASTERLY views accessed via FRENCH DOORS from the Living Room. This two bedroom apartment is situated in Isabella House, a McCarthy Stone Retirement development nestled in Hertfordshire.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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

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Isabella House, Hale Road, 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 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. 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.

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. 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 opens into the entrance hallway, where you will find the wall mounted emergency speech module and security door entry system. Door leads to a good size and very useful walk-in storage/utility cupboard. All other doors lead to the living room, both bedrooms and the shower rooms.

Living Room
A generous sized living/dining area room with space for a small dining table and chairs, boasting a French double glazed patio door



2 Bed | £500,000

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.

Service charge: £5,958.59 for financial year ending 30/06/2026.

****Entitlements Service**** Check out benefits you may be entitled to.

Lease Information
Ground rent: £495 per annum
Ground rent review: 1st Jan 2033
Lease length: 999 years from 1st Jan 2018
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Additional Services
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.
• 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

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

