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The beautifully simple new way to sell your home



Broad Oak Lane, Hertford

No 29 Broad Oak Manor is a luxury assisted living maisonette in an idyllic setting that's designed to allow you to live an independent lifestyle with the peace of mind of knowing that help is at hand if needed.

Offers Over £400,000

01992 87 85 80



Overall Description

The assisted living homes at Broad Oak Manor are a unique development of architect designed luxury houses, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. Number 29 is the 'Bentley View' design and is a large apartment, one of the largest on the site, and tucked away in a lovely private location with a pleasant aspect over the communal gardens and surrounding countryside. It has a modern kitchen opening into the spacious living/dining room with French doors opening out onto the secluded decking area. There are two double bedrooms, both with views to the rear, a bathroom and a separate cloakroom. The living accommodation, one of the larger designs at Broad Oak Manor, is open-plan allowing plenty of space to fit in larger furniture. It also has modern under-floor gas central-heating and double-glazed windows. The property is located in an attractive courtyard with communal gardens and the owners have full use of the communal facilities in the converted Grade II Listed Barn, which houses the central meeting area, with lounge, coffee area and dining room. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing home (which is located directly next door). Each individual can choose the exact package of care and other services that best meets their needs. The aim is to offer you a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance. To watch our Virtual Video Guided Tour please search "29 Broad Oak Manor" on YouTube. To book a normal viewing, just call.

Location

This exclusive development is tucked away in the grounds of Broad Oak Manor, a Grade II Listed Queen Anne property set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has direct rail links to London in under 40 minutes from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

Accommodation

From the walkway the front door leads into the:

Open Plan Kitchen/Living Area 26'6 x 16'6 (8.08m x 5.03m)

A large open-plan room sub-divided into a kitchen at one end and a sitting/dining area at the other. Kitchen Area: Range of kitchen units with roll-top work surfaces and one and a half bowl stainless steel sink unit. Electric oven and hob with stainless steel extractor above. Fridge/freezer. Washing-machine. Dishwasher. Cupboard housing gas central-heating boiler. Sitting/Dining Area: French doors and window to front. TV aerial point. Telephone point.

Inner Hallway 7'9 x 3'10 (2.36m x 1.17m)

Loft hatch. Doors to both bedrooms, bathroom and cloakroom.

Master Bedroom 12'7 x 11'5 (3.84m x 3.48m)

Window to rear with views. Fitted walk-in wardrobe. Telephone and TV points.

Bathroom 9'10 x 5'11 (3.00m x 1.80m)

Fitted walk-in bath with shower above and side door for easy access. Low-level wc. Wash-hand basin. Electric towel rail. Spotlights. Extractor fan.

Bedroom Two 14'4 x 7'6 (4.37m x 2.29m)

Window to rear with view. TV and Telephone points.

Cloakroom 6'6 x 3'10 (1.98m x 1.17m)

Low-level wc. Wash-hand basin. Spotlights. Extractor fan.

Outside

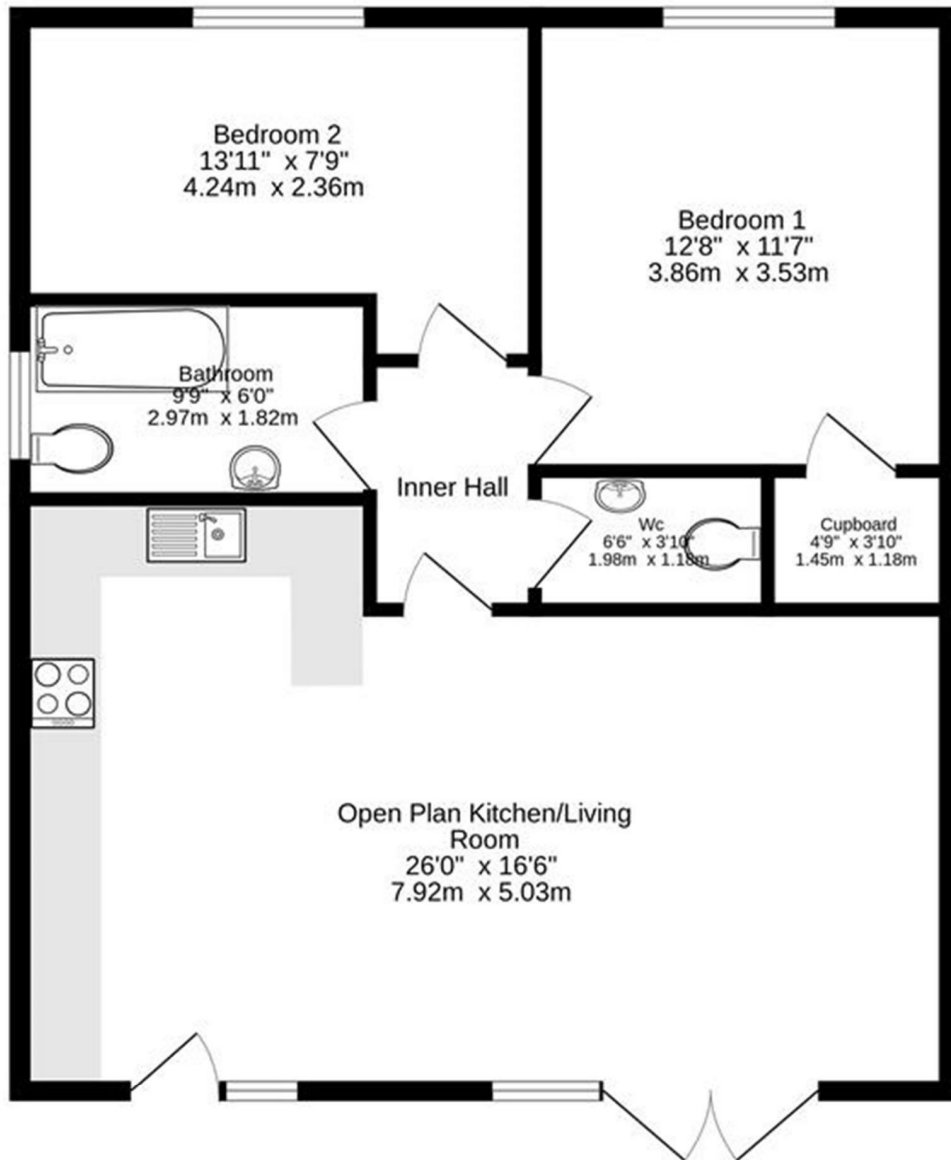
There is an area of raised decking opposite the front door with space for a table, chairs and flower pots. There is communal parking in the car-park as well as communal gardens including a pleasant area of lawn with flower beds just in front of the property. The communal barn is a few minutes walk away and there is a mini-bus for use by residents.

Services and Other Information

Underflooring heating. Double glazed windows. Water rates included in Service Charge. Council Tax Band E (£2619.18 2023/2024).




Ground Floor



29 Broad Oak Lane
Bentley View Design



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>79</p>	<p>80</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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