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The beautifully simple new way to sell your home



Broad Oak Lane, Hertford

A luxury assisted living bungalow in a gloriously peaceful rural setting with care options available from Broad Oak Manor Nursing Home.

£435,000

01992 87 85 80



Accommodation

Broad Oak Lane is a unique development of luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. This property, number 16 is the "Bentley Court" design and has a light and spacious open-plan kitchen, dining and living area with French doors out to the central courtyard which it overlooks. There are two bedrooms, the master with a built in wardrobe, both of which have French doors to the raised decking and garden area. There is a shower room and a separate WC both of which are fitted with modern stylish suites. The owners benefit from use of the communal facilities including those in the Grade II Listed Barn just a short walk from the property as well as a choice of the highest quality management and care services, developed at the Broad Oak Manor Nursing home (which is located directly next door). Broad Oak's philosophy is to offer you a home and care package that suits you current lifestyle with the flexibility to cater for future changes in circumstance.

Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian Country House 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. Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

Accommodation

From the courtyard the front door leads into the:

Open-Plan Kitchen/Living Room 26'0" x 16'10" (7.92 x 5.13)

French doors to the front overlooking the courtyard. Kitchen area with kitchen units, roll-top work surfaces and stainless steel sink unit with tiled splash-back. Fitted electric oven, hob and stainless steel extractor fan above. Fridge/freezer. Space and plumbing for washing-machine and dishwasher. Cupboard housing gas central-heating boiler. Wood-effect vinyl floor. Living area with carpet, telephone and TV aerial points. Emergency call button (with separate remote control button).

Inner Lobby 4'9" x 3'10" (1.45 x 1.17)

Doors to both bedrooms, the shower room and cloakroom.

Master Bedroom 13'4" x 11'7" (4.06 x 3.53)

Glazed door to the rear onto the decking area. TV aerial point. Fitted wardrobe.

Bedroom 2 / Study 13'4" x 7'9" (4.06 x 2.36)

Glazed door to the decking area.

Shower Room 9'4" x 6'0" (2.84 x 1.83)

Frosted window to rear. Fitted shower cubicle. Low-level WC. Wash-hand basin. Electric heated towel-rail. Emergency call pull-chord.

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

Low-level WC. Wash-hand basin with tiled splash-back.

Outside

To the rear of the property is an area of decking with lawn and flower-bed beyond. In front of the property there is a communal car-park with another communal area of lawn with flowerbeds.

Services and Other Information

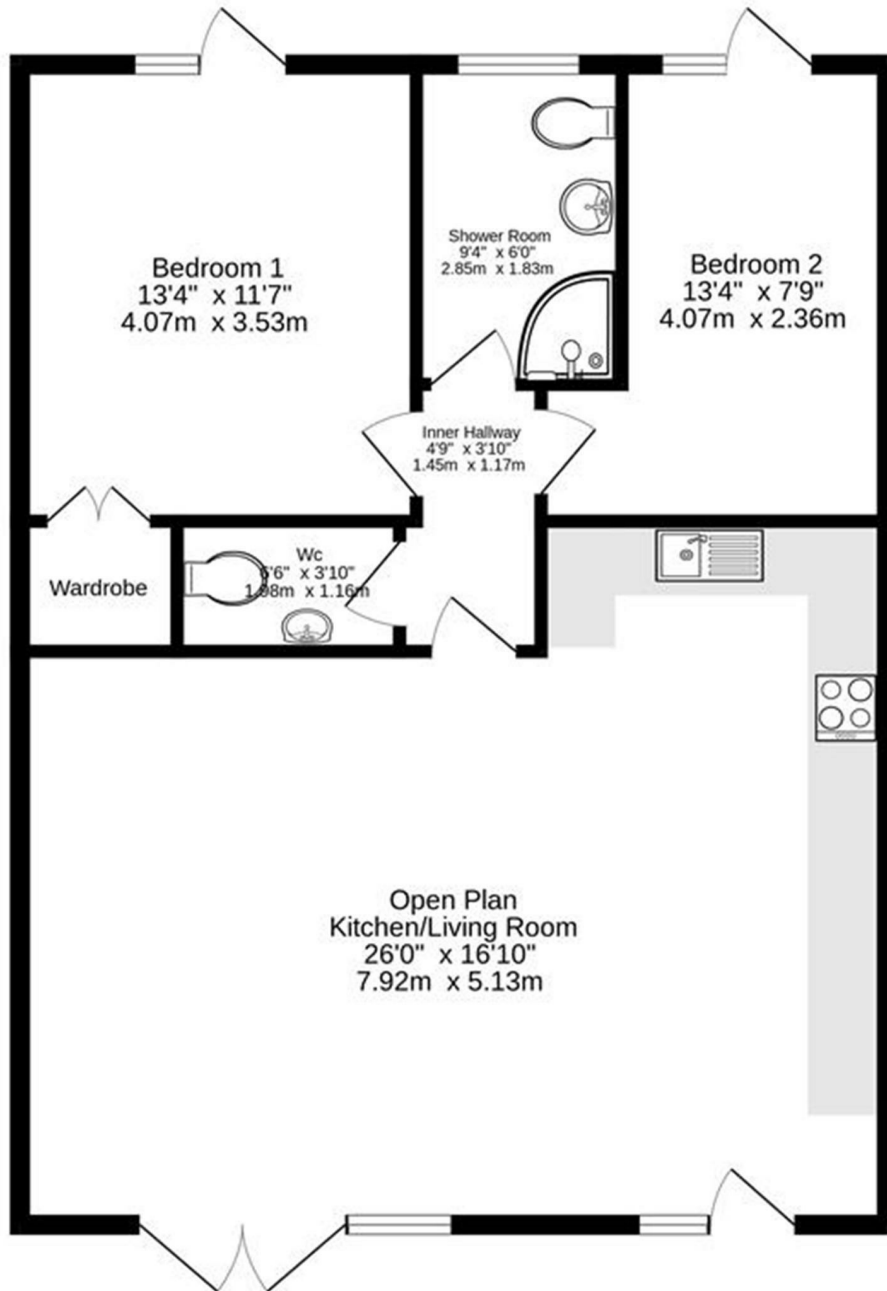
Mains water, electricity and gas. Gas central-heating (under-floor). Emergency call control panel and wearable lanyard linked to Barn Reception/the Nursing Home. The property has just been completely re-decorated. The property is Leasehold with a renewed 99 year lease each time it is sold. All residents in the assisted living properties at Broad Oak Manor pay the Standard Service Charge and the Renewals Charge and full details of these are available as soon as you register - please ask for full details. Further Care Charges are optional and dependent upon need. Again, please ask for full details. We offer a 10% reduction on our fees to sell your home if you move to Broad Oak Manor.

About BigBlackHen.com

Beautiful stylish presentation, innovative marketing, client-friendly contracts and good old-fashioned personal service - all for a simple, straightforward, low fixed fee on which we'll make a special 10% reduction for anyone moving to Broad Oak. For more information, or to arrange a free no obligation valuation, just call Nigel or Bobbie on 01992 878580.



Ground Floor
963 sq.ft. (89.5 sq.m.) approx.




Bentley Court

TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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>	75	78
England & Wales		EU Directive 2002/91/EC 

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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