Thomas Childs & Co
9 Parliament Square
Hertford
Hertfordshire
SG14 1EY
sales@thomas-childs.com
01992 721321



One Bedroom Luxury Apartments.

24 hour call centre support system

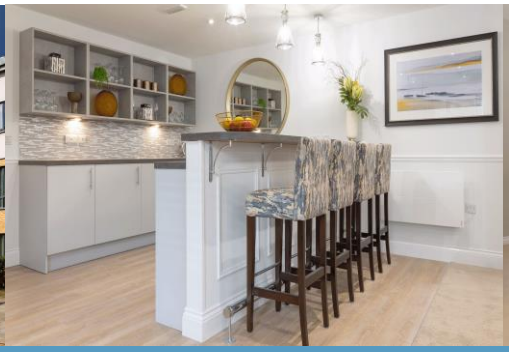
Lodge Manager

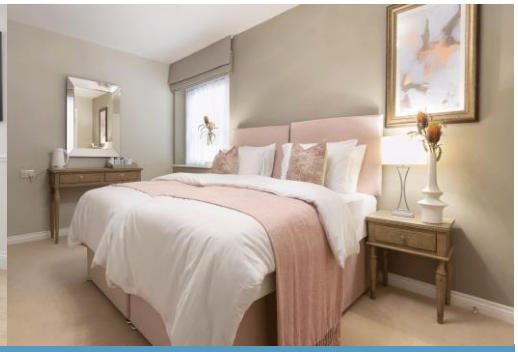
Energy efficient and economical heating

Secure camera entry system

Landscaped gardens







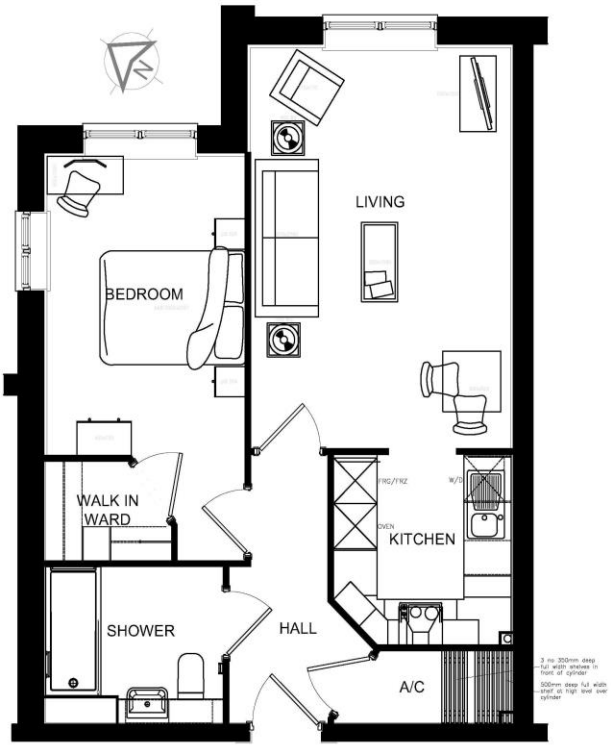
Connecticut Lodge Railway Street

Hertford, SG14 1BA

From £399,950

This exclusive development of one and two bedroom apartments exclusively for the over 60s is in a fantastic, central location, close to all the essential amenities and public transport. Connecticut Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement. Social and communal lifestyle Communal grounds are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

To book in a meeting and/or site visit please Contact Thomas Childs & Co and we will arrange a face to face home visit or office meeting with the developers. 01992 721 321



Living	Width	11'–10" [3595]	max	Length	17'–4" [5295]	max
Kitchen	Width	8'–0" [2450]	max	Length	8'–3" [2515]	max
Shower room	Width	8'–0" [2450]	max	Length	6'–9" [2065]	max
Walk in Wardrobe	Width	5'–8" [1740]	max	Length	4'–4" [1315]	max
Bedroom	Width	8'–11" [2730]	max	Length	12'–11" [3950]	max
7'–8" [2325] Arrows denote measurement distances							

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.





MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.