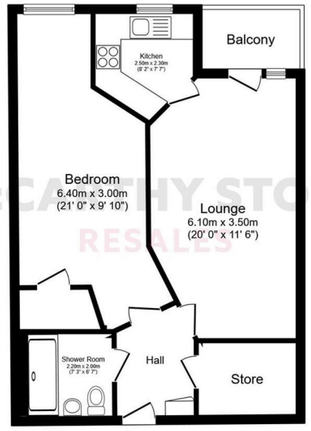
Excellent

Trustpilot

McCarthy & Stone
Resales.



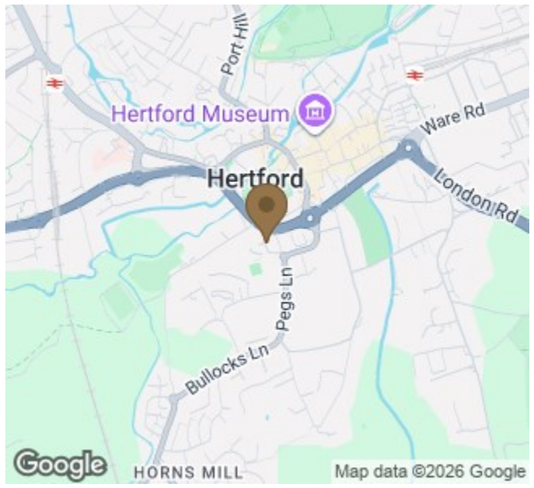
McCARTHY STONE
RESALES

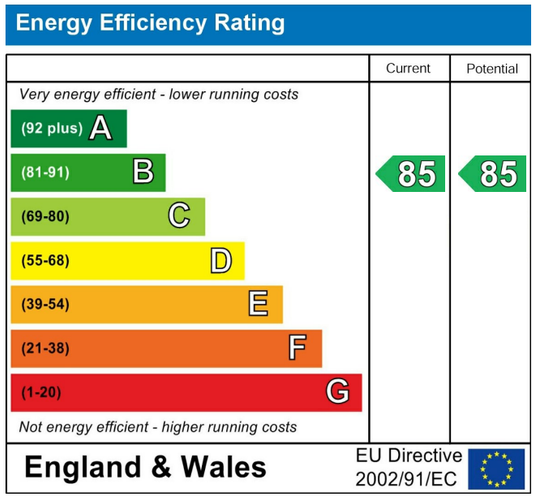
Total floor area 57.7 m² (621 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







12 Isabella House

Hale Road, Hertford, SG13 8EN

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Isabella House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £240,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Offered on an outright purchase or 50/50 shared ownership
- South East facing Aspect
- Sheltered walk out balcony
- Modern Fitted Kitchen
- Double Bedroom with built in Wardrobe
- Allocated car parking space
- Social homeowners lounge
- Stunning landscaped gardens
- House Manager
- 24-Hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Isabella House, Hertford

1 | 1 | Asking price £240,000

Isabella House
Isabella 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, reading room, 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. Hertford offers great public transport links - it has two train stations, Hertford East and Hertford North, both of which are within walking distance from the McCarthy & Stone Retirement Living development. 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.

Apartment Overview
A beautifully presented apartment offered on an outright purchase or on a 50/50% part buy, part rent basis with the potential to staircase at a later date. Please speak to your Property Consultant for more information.
This well-presented one-bedroom apartment occupies a second-floor position and enjoys a sunny South East facing aspect. The spacious living and dining room offers ample space for lounge furniture alongside dining. A door opens onto a walk-out balcony, providing a lovely spot to sit and enjoy the sunshine. Accessed directly from the lounge, the modern kitchen features white high-gloss units, a built-in electric oven with an integrated microwave above, and a four-ring electric hob with an extractor hood. A South East facing window brings plenty of natural light into the room. The generous double bedroom benefits from an almost full-length window, making the most of the sunny South East facing aspect. The contemporary shower room features a full-width shower with a glass screen and support rail, together with a fixed overhead shower and a separate handheld attachment. Completing the apartment is a useful store room off the hallway, with plumbing for a washer dryer.

Allocated Car Parking
An allocated car parking space is included.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Landscaped Gardens
One of the main social hubs of Isabella House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Services and Information
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge is £4,158.28 for the financial year ending 30/6/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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

Moving Made Easy
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 speak with our Property Consultant today.

