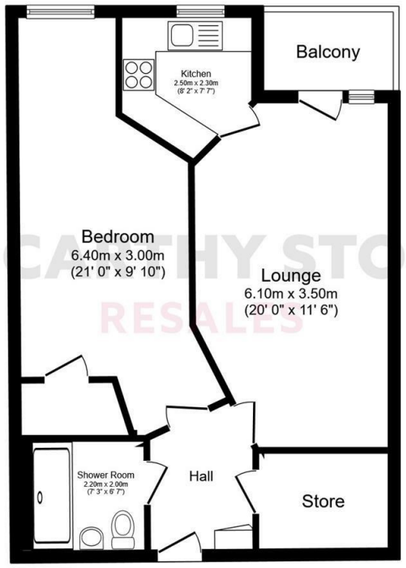
McCarthy Stone
Resales



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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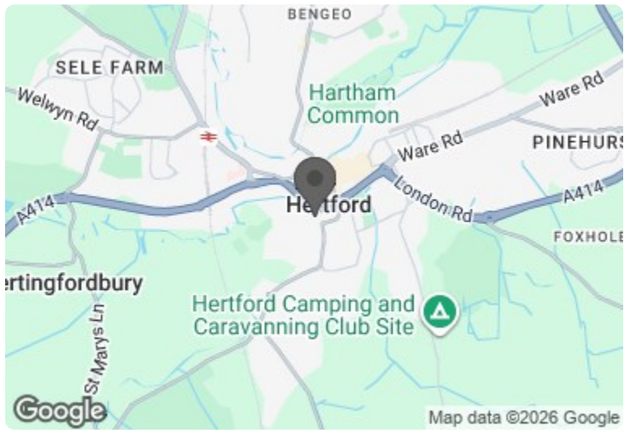
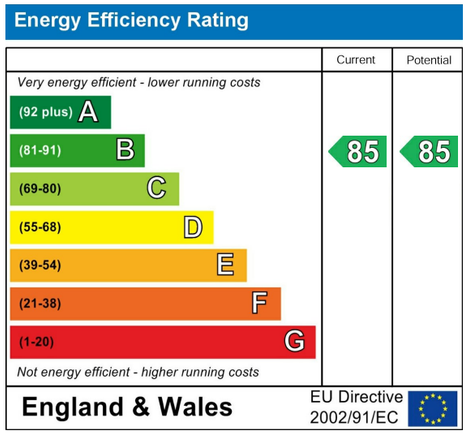
Council Tax Band: C





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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

12 Isabella House

Hale Road, Hertford, SG13 8EN

PRICE REDUCTION

Asking price £260,000 Leasehold

**The apartment can be purchased outright at the full £260,000 or as a 50% shared ownership at £130,000.
A Well Presented ONE DOUBLE BEDROOM SECOND FLOOR Retirement Apartment. Boasting WALK-OUT BALCONY accessed off the living room, MODERN FITTED KITCHEN and CONTEMPORARY SHOWER ROOM.
~ALLOCATED CAR PARKING SPACE INCLUDED WITH THIS SALE~

Call us on 0345 556 4104 to find out more.

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

Isabella House, Hale Road, Gascoyne Way,

1 Bed | £260,000

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.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

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.

Transport Links

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.

Apartment Overview

A beautifully presented apartment offered on an outright purchase at £305,000 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.

Entrance Hall

Solid oak door with spy hole and letter box. Emergency speech module. Security door entry system. Door to utility/storage cupboard with plumbed in a washer/dryer. All other doors leading to; Main Shower Room, Bedroom and Living Room.

Living Room

A good sized living room with space for a small dining table. A large double glazed patio door gives access to a covered walk-out balcony. Two ceiling light points. Sky TV point (subscription fees may apply) and telephone points.

Kitchen

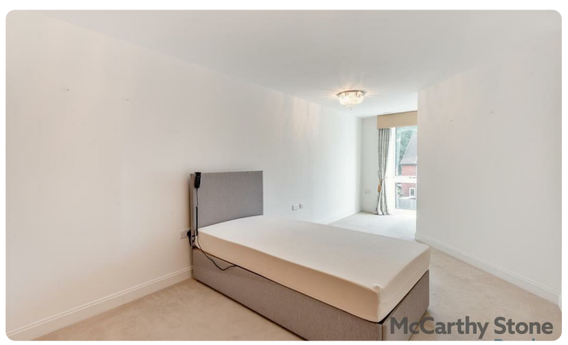
A modern fitted kitchen with a double glazed window fitted with blind. Beneath the window sits the stainless steel sink unit with mixer tap and drainer. Built in Neff oven with matching microwave above. Four ringed hob with chrome style splash back and matching extractor hood. Integrated fridge/freezer. A range of base and wall storage units. Ceiling and under (wall) unit spot lighting.

Bedroom

A wonderfully decorated double bedroom with large double glazed window. Light fitting. TV and telephone points. Power points. Walk in wardrobe providing plenty of storage and hanging space.

Shower Room

A modern fitted suite comprising; level access walk in shower; WC, vanity unit wash hand basin with storage cupboard beneath and a mirror fronted cabinet above. Wall mounted heated towel rail. Emergency pull-cord. Ceiling spot lights.



Allocated Car Parking

An allocated car parking space is included.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

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.

Lease Information

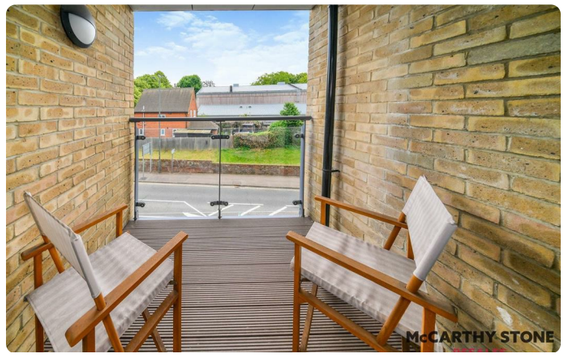
Ground rent: £425 per annum
Ground rent review: 1st Jan 2033
Lease Length: 999 years from 1st Jan 2018

Additional Services and Information

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

Moving Made Easy

Within the brochure, it does include our 'moving made easy' which would hopefully aid a quickly smoother sale when we do gain interest:
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