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The beautifully simple new way to sell your home









Broad Oak Lane, Hertford

No 17 Broad Oak is a spacious assisted living ground floor apartment with private decking to the rear in a gloriously peaceful courtyard setting. Retain your independence with the peace of mind that care is available should you or your loved one need it.

£425,000

01992 87 85 80

Overall Description
Broad Oak 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 17, has a light and spacious L shaped open plan fully fitted kitchen and living room with French doors to the front, overlooking the gardens. There are two bedrooms, both with access to the private deck at the rear of the property, a bathroom with a walk-in shower and extra, separate WC. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception and lounge, (Coffee, teacakes and biscuits are available to residents and guests anytime during the day). Each property has been architect designed, with use of French windows to bring the outdoors inside - they are light and well laid out. 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). These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. The aim is to offer a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance. There are other styles of retirement property available on site, so please do ask for full details and to arrange a viewing to see the facilities and meet the staff.

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. 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 covered path, a glazed front door leads into the Kitchen/Living Room.

Living Room/Kitchen 85'4" x 16'10" widest (26 x 5.13 widest)
Kitchen area: modern, good quality light oak-finished kitchen including one and a half stainless steel sink, fridge/freezer, washing machine, dishwasher, eye-level oven, electric hob and stainless steel extractor hood. The living space is light and airy with two full-height windows and french doors to the front. Two pendant lights and ceramic walls lights. TV aerial socket.

Inner Hall 9' x 4' (2.74m x 1.22m)
Doors to bedrooms, bathroom and cloakroom.

Bedroom One 13'4" x 11'7" (4.06 x 3.53)
Window and door to rear patio. Walk-in wardrobe/cupboard.

Bedroom Two 13'4" x 7'9" (4.06 x 2.36)
Window and door to rear patio.

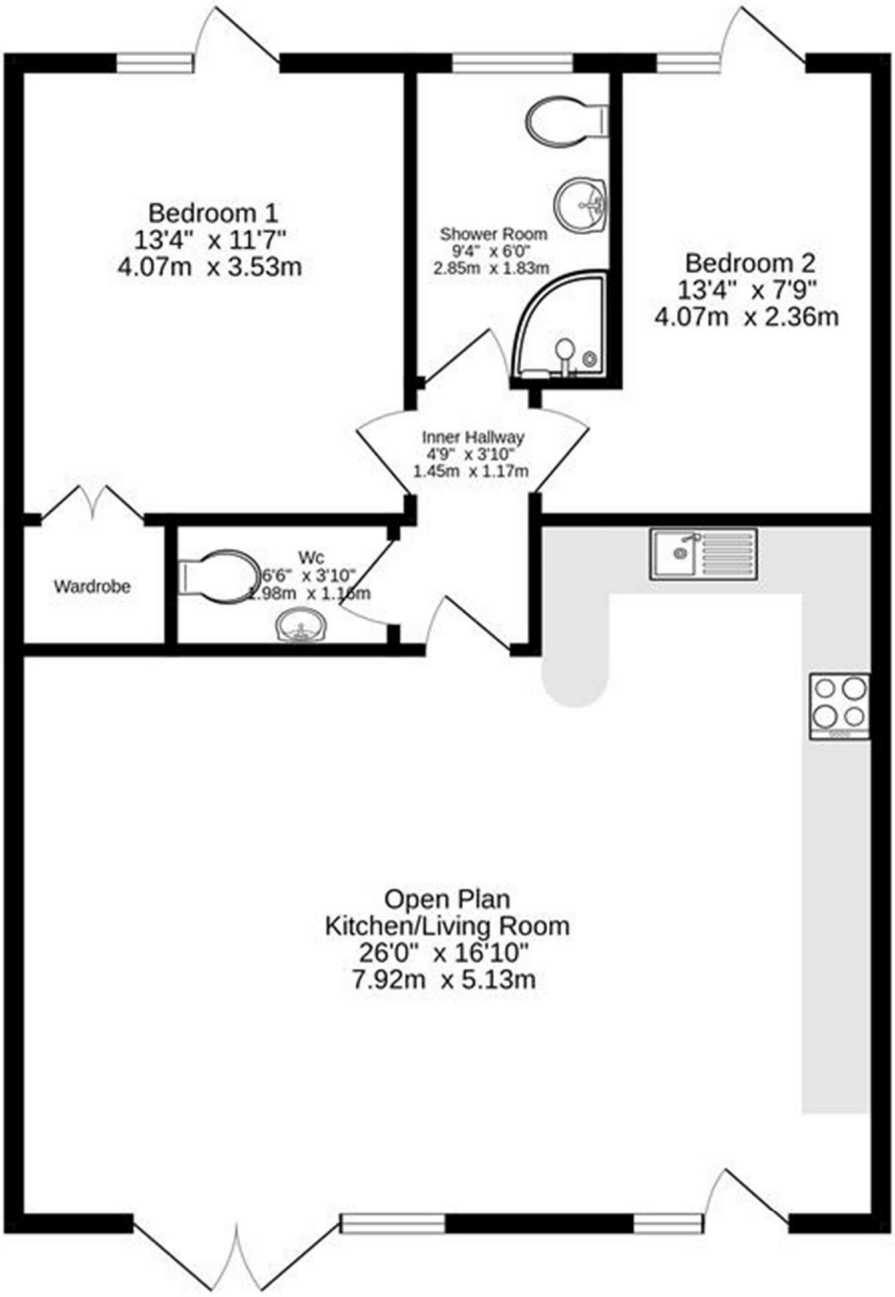
Wet Room 9'4" x 19'8" (2.84 x 6)
Wash-hand basin. WC. Walk-in shower. Modern heated towel rail. Non-slip floor with under-floor heating. Sportlights. Extractor fan. Frosted window to rear.

Cloakroom 6'6" x 3'10" (1.98 x 1.17)
Modern WC and wash hand basin.

Outside
The property comes with the exclusive use of a small decked area to the rear of the property. Council Tax Band E.

Services & Other Info.
Mains water, gas and electricity. Private Drainage (septic tank shared with all Broad Oak properties). Gas central-heating (under-floor). TV ariel point. Telephone point. Leasehold: 99 years (renewed on purchase). Charges: all buyers pay the Standard Service Charge and Renewals Charge - please ask for details. Council Tax Band: E.

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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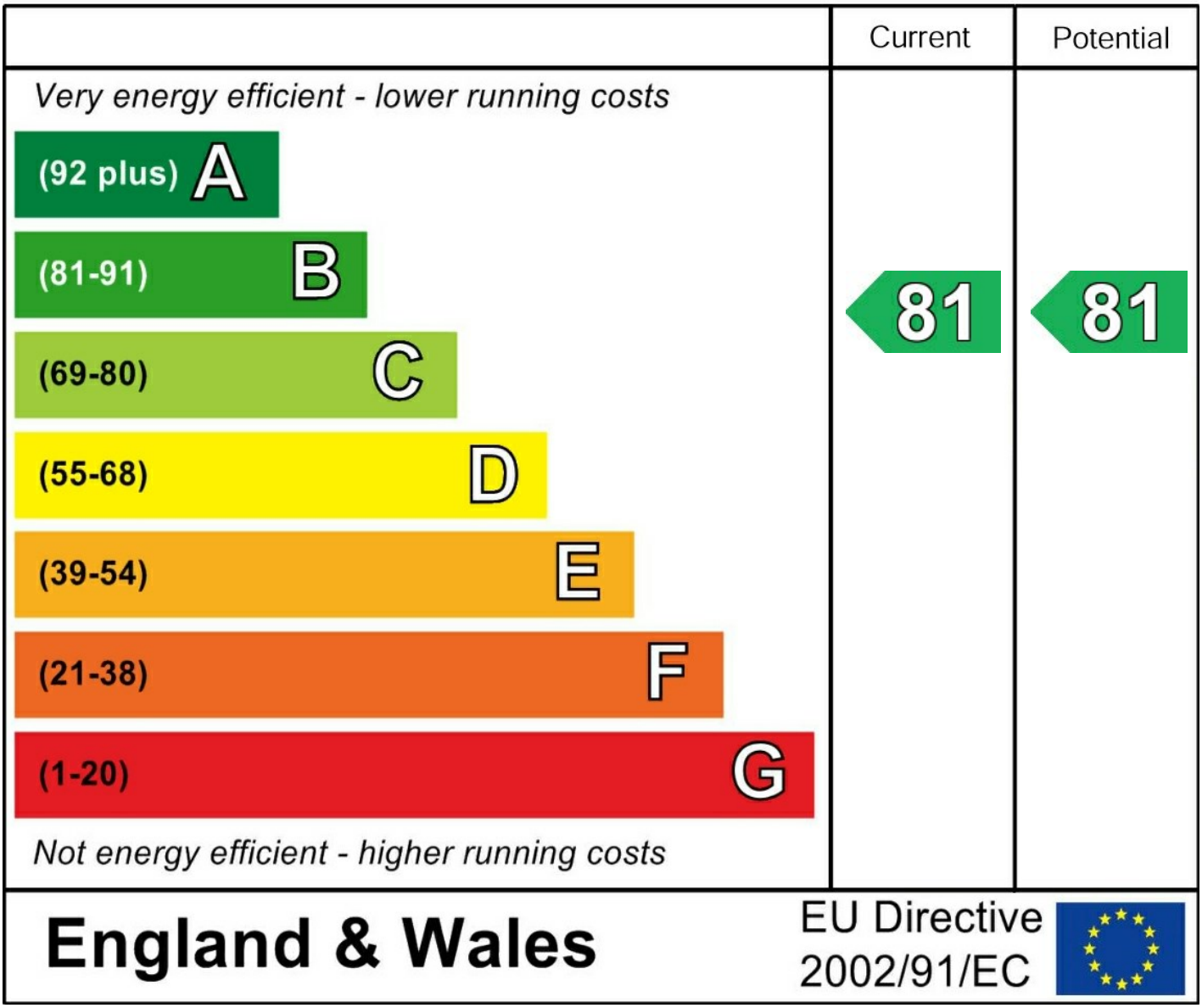
Energy Efficiency Rating



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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