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# Broad Oak Manor, Hertford

No 12 Broad Oak Manor is a large and spacious luxury assisted living bungalow in a pleasant corner position just a short walk from the communal barn.

**£370,000**

01992 87 85 80

## Assisted Living at Broad Oak Manor

Broad Oak Manor is a unique development of architect designed luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting, only a short distance from the picturesque county town of Hertford. 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, coffee lounge and Sunday restaurant. There is a mini-bus which is used for regular trips to Hertford and local supermarkets and there is an extensive programme of other events and activities that residents can get involved in if they wish. Everything at Broad Oak Manor is geared to giving residents their independence, while fostering a sense of community and giving peace of mind that care is at hand if needed.

## Overall Description

This property, number 12, is the Winfathing design which is the largest of all the styles of assisted-living homes at Broad Oak Manor. It sits in a pleasant corner position in the central courtyard, with a good-sized and sunny garden area, and is located close to the communal barn and other facilities. The property has a large sitting/dining area open-plan into the kitchen with French doors out to a sunny patio. There are two double bedrooms, each with French doors out to patios, a bathroom with shower and a separate cloakroom. The property has under-floor gas central heating, double-glazed windows and rates as "B" on the energy performance certificate. If you are looking for a more spacious property at Broad Oak Manor then viewing is advisable. We have an OPEN DAY booked to come and see what living at Broad Oak Manor is like and to have a look around some properties - 11am to 3pm on Friday 20th November. Please call to book a place - or if you prefer, just pop by on the day and come to the barn reception where we will sort you out a coffee and someone to show you around.

## 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, 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

The front door leads into:

## Open Plan Kitchen/Living Area 26 x 17 (7.92m x 5.18m)

A large room with sitting/dining area and kitchen. Modern kitchen units, roll-top work surfaces and stainless-steel sink unit. Electric oven and hob. Built-in fridge/freezer. Space/plumbing for washing-machine. Fitted tumble-drier. French doors to private patio. Door to the inner hall.

## Inner Hall

Doors to bedrooms, bathroom and cloakroom.

## Shower Room 29'6"'13'1" x 19'8" (9'4 x 6)

Frosted window to side. Fitted double shower cubicle with glass screen. Low-level WC. Wash-hand basin. Non-slip floors. Half-tiled walls. Heated towel-rail.

## Cloakroom 6'2 x 3'10 (1.88m x 1.17m)

Low level WC. Wash-hand basin.

## Bedroom One 13.6 x 9'9 (3.96m.1.83m x 2.97m)

Window to side. Fitted wardrobe. French doors leading out to the patio and garden area at the rear.

## Bedroom Two/Study 13'4 x 8 (4.06m x 2.44m)

Fitted Wardrobe. French doors which lead out to patio garden area at the side.

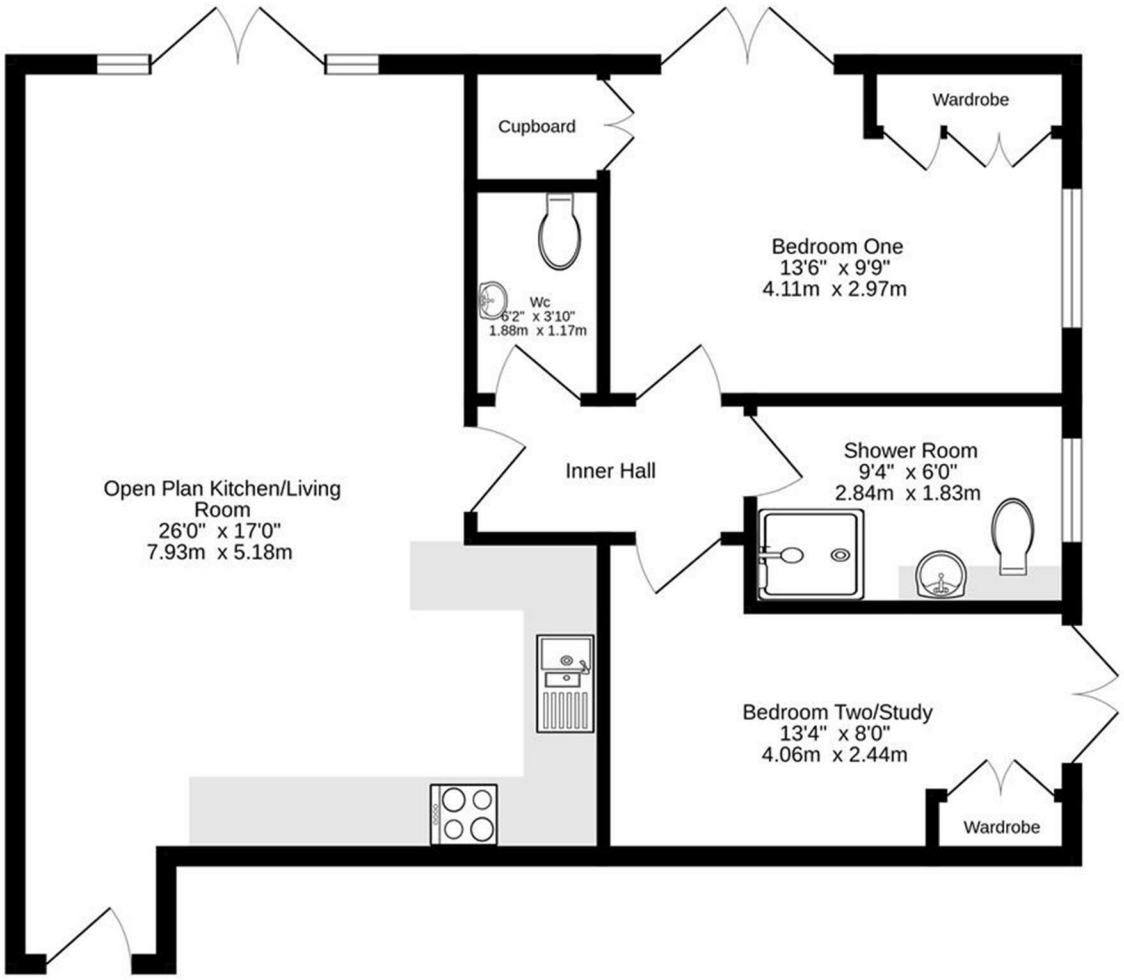
## Outside

The property comes with the exclusive use of a good-sized garden area with three patios and lawn.

## Services and Other Information

Mains water, gas and electricity. Private Drainage (septic tank shared with all Broad Oak properties). Gas central-heating (under-floor). Satellite dish and Freesat box. Telephone point. Leasehold: 99 years. Charges: all buyers pay the Standard Service Charge and Renewals Charge - please ask for details. Council Tax Band: E.

Ground Floor




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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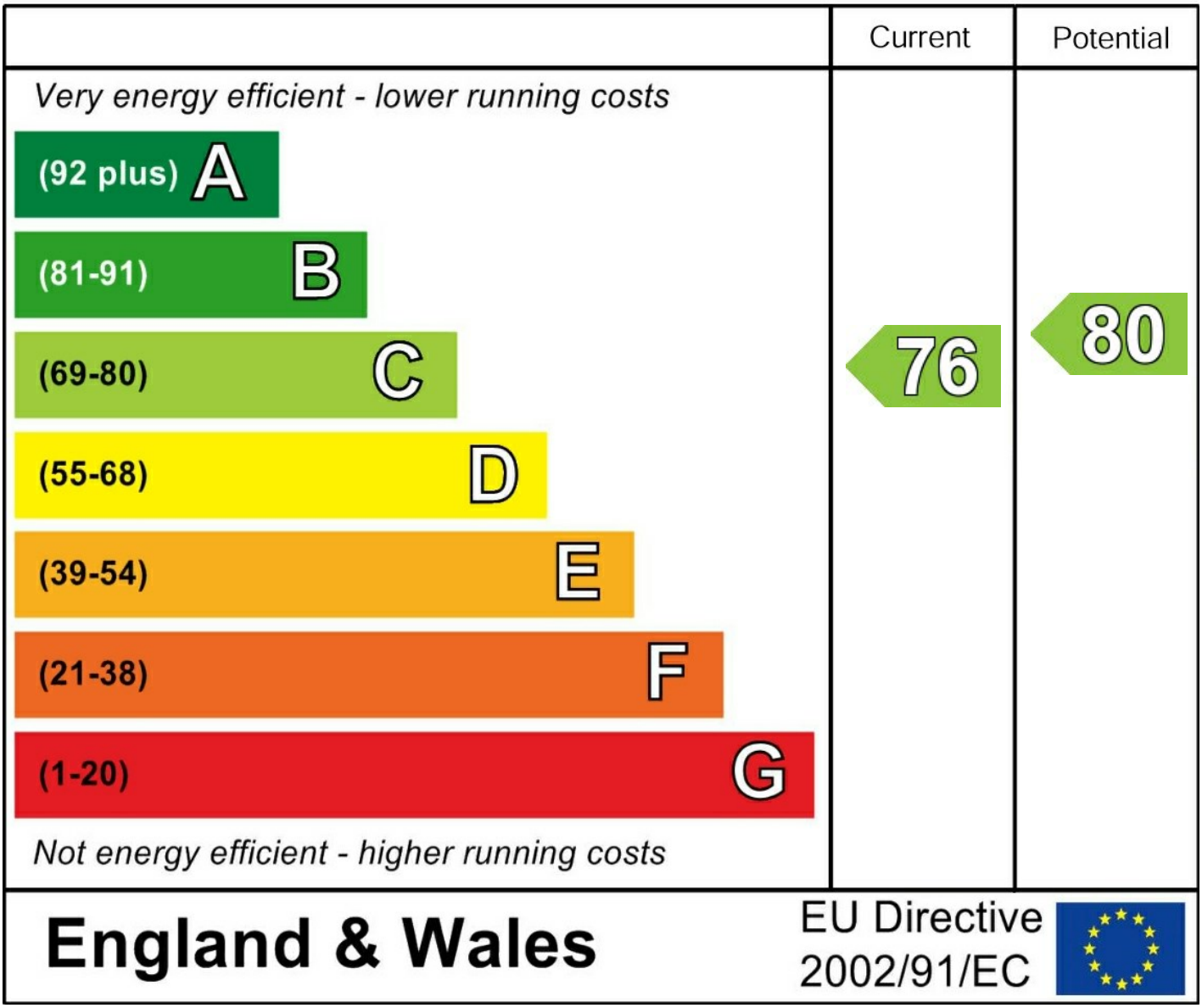
# Energy Efficiency Rating




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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