



£2,500 PCM

1 Bedroom, Apartment - Retirement

19, Connecticut Lodge Bircherley Street, Hertford, Hertfordshire, SG14 1BU

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Sales & Lettings  
Retirement Property Specialists

# Connecticut Lodge

Connecticut Lodge is a development of 34 one and two bedroom apartments, exclusively for the independent over 60s in the popular town of Hertford. The town offers a charming blend of old-world character and modern convenience. Situated along the banks of the River Lea and surrounded by beautiful countryside, its is a great place for those looking for a friendly and well-connected community to retire.

The development is ideally located just a few minutes walk from the town centre and thriving high street, which is home to a number of boutique shops, popular retailers, cafés, restaurants and traditional pubs catering for all your shopping and dining needs. The town's Charter Market, held every Saturday, offers fresh produce, local crafts, and artisan goods. Hertford is a thriving hub for arts, culture, and entertainment. The Hertford Theatre is a cultural cornerstone, hosting a wide variety of performances, including drama, comedy, dance, and cinema.

Hertford is exceptionally well-connected. The town is served by two railway stations, providing direct train services to London Liverpool Street and Moorgate. Excellent road links including the A10 and A414 connect Hertford to major towns and cities, while regular bus services provide easy access to the surrounding areas. London Stansted Airport is also within a 30-minute drive.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Connecticut Lodge has been designed with safety and security at the forefront. All apartments have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Connecticut Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Connecticut Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

\*\* Service Charges are included in the rent - No Ground Rent to pay \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Hertford! Built by the award-winning Churchill Living, this stunning one bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Connecticut Lodge.

Priced at £2,600, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.



# Features

- \*\* Service Charges are included in the rent \*\*
- \*\* No Ground Rent to pay \*\*
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in







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