



**Connells**

New Forge Place  
Redbourn St. Albans



# New Forge Place Redbourn St. Albans AL3 7NY

for sale offers in excess of  
**£260,000**



## Property Description

An interesting and rather unique three-bedroom split level maisonette which feels like a town house in the popular village of Redbourn just off the main High Street and ideally located for all shops and amenities that Redbourn has to offer. An over 55's property set within a retirement complex owned by Peabody Housing Association, this property offers tremendous living accommodation over three floors with the benefit of residents parking and a well maintained communal garden for all residents to use and is offered with vacant possession.

### Agents note:

This property is currently freehold but will revert to leasehold on completion of sale. There will be 125 years remaining on the lease and the property will be subject to a £3768 service charge

## Entrance Hallway

Stairs leading to first floor.

## First Floor Galleried Landing

Stairs to second floor, storage heater, UPVC window to side aspect.

## First Floor Lounge

18' x 11' 9" (5.49m x 3.58m)

UPVC window to rear aspect, Telephone appointment, Carpeted and wall lights.

## First Floor Kitchen / Dining

18' x 11' 3" (5.49m x 3.43m)

UPVC window to rear aspect, telephone point, carpeted and laminate flooring in kitchen area. Electric hob and oven, Space for washing machine, Storage heater.

## Second Floor Landing

L shaped in layout, Wall heater, under eaves storage, airing cupboard with water tank, Velux window to rear aspect.



### Second Floor Bedroom One

18' 4" x 11' not inc bay (5.59m x 3.35m not inc bay)

Box bay two sash windows to front aspect. TV point, Telephone point, Storage heater,

### Second Floor Bedroom Two

11' 4" x 11' not inc bay (3.45m x 3.35m not inc bay)

Box bay sash window to front aspect, Under eaves storage, Storage heater.

### Second Floor Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

UPVC box bay window to rear, Storage heater, Telephone point.

### Communal Gardens

Used for the enjoyment of all residents within the complex set in a secluded courtyard. Mostly laid to lawn with shrubs surrounding with feature pond with water feature and garden benches.

### Parking

Residents Parking within the complex.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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