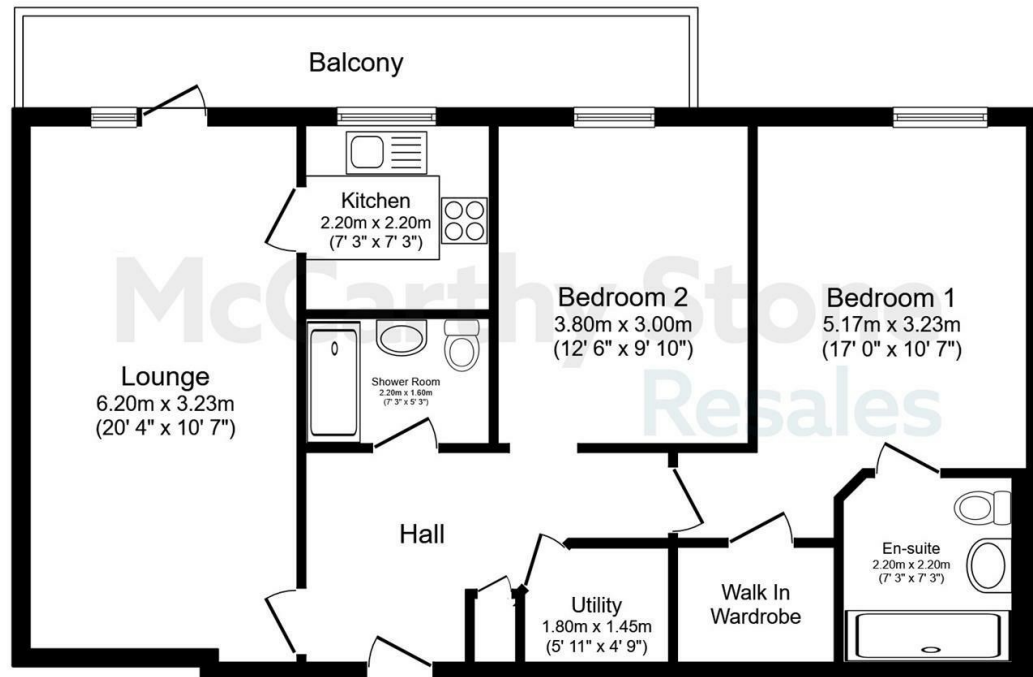


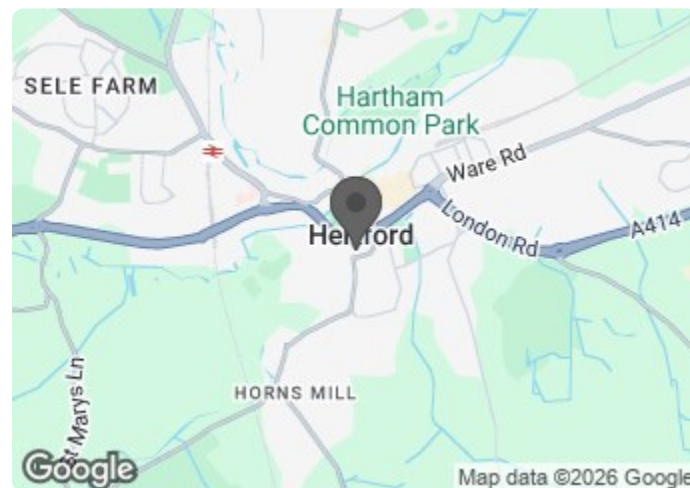
## 22 Isabella House

Hale Road, Hertford, SG13 8EN



Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx  
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

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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A beautifully presented TWO BEDROOM apartment located on the FOURTH FLOOR with LIFT access and boasts a MODERN Kitchen and Shower Rooms. Further benefiting from a wrap around BALCONY with SOUTH EASTERLY views accessed via FRENCH DOORS from the Living Room. This two bedroom apartment is situated in Isabella House, a McCarthy Stone Retirement development nestled in Hertfordshire.  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**Call us on 0345 556 4104 to find out more.**

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# Isabella House, Hale Road, Hertford, Hertfordshire, SG13 8EN

## Isabella House

Isabelle 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 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.

## 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. 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.

## Entrance Hall

Solid oak door with spy hole and letter box opens into the entrance hallway, where you will find the wall mounted emergency speech module and security door entry system. Door leads to a good size and very useful walk-in storage/utility cupboard. All other doors lead to the living room, both bedrooms and the shower rooms.

## Living Room

A generous sized living/dining area room with space for a small dining table and chairs, boasting a French double glazed patio door

opening onto a walk out balcony with views over the front elevations, perfect for a bistro table or potted plants. Feature electric fireplace to provide a homely and cosy environment in the winter months. Two ceiling light points. Sky TV point (subscription fees may apply) and telephone points.

## Kitchen

A modern fitted kitchen with a double glazed window with views of the terrace. Beneath the window sits the stainless steel sink unit with mixer tap and drainer. Built in oven with matching microwave above. Four ringed hob with toughened grey glass splash back and matching extractor hood. Integrated fridge/freezer. A range of high gloss base and wall storage units. Ceiling and under unit spot lighting.

## Bedroom One

A light and spacious well presented double bedroom with large window with views overlooking the balcony. Walk in wardrobe providing plenty of storage and hanging space. Light fitting, TV and telephone points and power points. Door to en-suite shower room.

## En-Suite Shower Room

A convenient modern fitted suite with access from bedroom one. This suite comprises of a generously sized level access walk in shower, WC, vanity unit wash hand basin with storage cupboard beneath, finished in high gloss as well as a fitted mirror with light above. Wall mounted heated towel rail.

## Bedroom Two

Light and spacious double room with a large window overlooking the balcony area. This room has the potential to be utilised as a separate dining room, study or hobby room should you so wish. Light fitting and power points.

## Main Shower Room

A stylish modern shower room, neutrally tiled with a fitted suite comprising; shower cubicle, WC, vanity unit, wash hand basin with storage cupboard beneath finished in high gloss as well as a fitted mirror with feature light above. Chrome wall mounted heated towel rail.

## Service Charge (breakdown)

- 24-hour emergency call system
- On-site visiting House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal

# 2 Bed | £450,000

areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.

Service charge: £5,958.59 for financial year ending 30/06/2026.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

## Lease Information

Ground rent: £495 per annum

Ground rent review: 1st Jan 2033

Lease length: 999 years from 1st Jan 2018

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

## Additional Services

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

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

