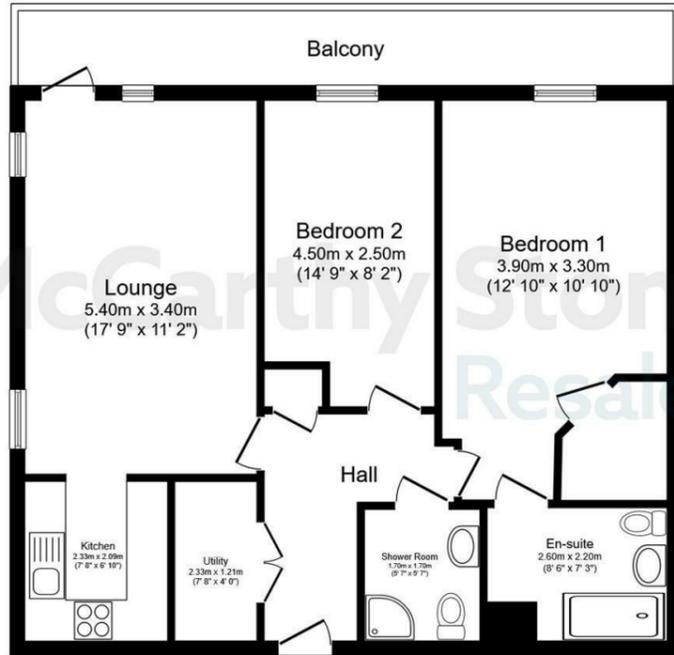


17 Isabella House

Hale Road, Hertford, SG13 8EN



Total floor area 74.2 sq.m. (799 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) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £495,000 Leasehold

A beautifully presented TWO BEDROOM, TWO BATHROOM retirement apartment, boasting a DUAL ASPECT lounge with access to a SPACIOUS WALK OUT BALCONY. The apartment further benefits from a MODERN KITCHEN, master bedroom with an EN-SUITE and WALK IN WARDROBE. An ALLOCATED CAR PARKING space completed this wonderful apartment.

Call us on 0345 556 4104 to find out more.

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

## Isabella House

Isabella 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 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 for a few hours 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.

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

## 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. Doors leading to a walk-in storage/utility cupboard and additional storage area. All other doors lead to the living room, both bedrooms and the shower room.

## Lounge

Bright and airy, dual aspect lounge boasting two full height windows to the side elevation. A further full height window with a double glazed door to the side allowing access onto the large walk out balcony. There's ample room for a dining table and chairs. Two ceiling light points. Sky TV point (subscription fees may apply) and telephone points. Part glazed door leads to the separate kitchen.

## Kitchen

A modern kitchen with a range of wall and base units with a roll top work surface over. 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 well presented double bedroom with large double glazed window. Power points. Walk in wardrobe providing plenty of storage and hanging space. Light fitting. TV and telephone points. Door to en-suite shower room.

## En-Suite Shower Room

A stunning modern fitted suite comprising; level access walk in shower, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail.

## Bedroom Two

A second double bedroom with a full height window. Could alternatively be used as a separate dining room, study or hobby room.

## Main Shower Room

A stylish fitted suite comprising; shower cubicle, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail.

## 2 bed | £495,000

## Car Parking

The apartment comes with an allocated car parking space within the secure and underground car park.

## Energy Performance

The apartment has an impressive energy performance rating of 86, which is reflected in the electricity costs for the apartment.

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

Service charge: £5,773.82 for financial year ending 30/06/2025.

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.

\*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)!

## Lease Information

Ground rent: £495 per annum  
Ground rent review: 1st Jan 2033  
Lease length: 999 years from 1st Jan 2018

## Additional Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.  
\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
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