22 Isabella House Hale Road
Hertford, SG13 8EN
Guide price £475,000

morgan alexander

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Built and managed by McCarthy Stone for the over 60s, the development is designed for independent living with comfort and security in mind. A House Manager is on site during the day and residents benefit from a welcoming homeowners' lounge, landscaped grounds, guest suite and a 24 hour emergency call system. The service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates and the running costs of communal areas.

The apartment offers light, well proportioned accommodation with underfloor heating, walk in wardrobe, Sky connection point and camera entry system linked to the TV.

An oak front door opens into a generous entrance hall with a large walk in storage and utility cupboard. The living room provides ample space for both sitting and dining and features a fireplace and French doors opening directly onto the balcony.

The modern kitchen is fitted with high gloss units and integrated oven, microwave, hob, extractor and fridge freezer, with a window providing natural light.

Bedroom one is a spacious double room with a walk in wardrobe and access to a stylish en suite shower room with level access shower. Bedroom two is another bright double room offering flexibility as a study or hobby room if preferred. A contemporary main shower room completes the accommodation.

The property comes with a parking space.

Approximate Gross Internal Area 890 sq ft - 83 sq m

Fourth Floor

PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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The Property Ombudsman

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