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The beautifully simple new way to sell your home

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## Broad Oak Lane, Hertford

No 11 Broad Oak is a luxury assisted living bungalow in a gloriously peaceful rural setting. Bespoke care packages are available from Broad Oak Manor if needed. No chain.

**Offers In The Region Of £380,000**

01992 87 85 80

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### Overall Description

Broad Oak is a unique development of luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. It has been designed to offer residents fully independent living with the peace of mind of having a fully staffed nursing home on site 24/7. This property, number 11, is the "Glendower" design and has a light and spacious open plan fully fitted kitchen and living room with French doors to the front, overlooking the courtyard. There are two bedrooms, one with access to the private sunny patio at the rear of the property, a shower Room and a separate WC. The property has been built to the highest specification in an attractive courtyard layout and has gas under-floor central heating, new carpets and freshly decorated walls. Owners have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception, lounge, Sunday restaurant, and coffee area.

### Location

This luxury development is tucked away in the grounds of Broad Oak Manor, an impressive Grade II Listed Queen Anne property set in its own attractive walled gardens, which has been run as a successful Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities. It also has excellent transport links with two stations with regular trains to London and the A414 providing easy access to the A1 and M25.

### Accommodation

From the courtyard car-park the glazed front door leads into the:

#### Open-Plan Living Room and Kitchen 20'6" x 13'0" widest (6.25 x 3.96 widest)

A light and airy room with French Doors to the front overlooking the courtyard. Kitchen area with range of kitchen units, roll-top work surfaces, stainless steel sink unit, electric oven and hob with extractor hood above, fridge, freezer and a washing machine (all included). Wall-mounted gas central-heating boiler. TV aerial socket. Emergency call control panel and wearable lanyard linked to Barn Reception/the Nursing Home.

#### Inner Lobby 7'4" x 3'6" (2.24 x 1.07)

With doors to both bedrooms, the bathroom and cloakroom. Loft hatch.

#### Master Bedroom 13'5" x 9'9" (4.09 x 2.97)

Window to rear. Large cupboard/wardrobe.

#### Bedroom 2/Study 10'5" x 9'10" (3.18 x 3.00)

French doors to rear patio.

#### Shower Room 7'2" x 6'6" (2.18 x 1.98)

Shower cubicle. Low-level WC. Wash-hand basin. High grip flooring. Emergency pull-chord. Half-tiled walls.

#### Cloakroom 6'1" x 3'9" (1.85 x 1.14)

Low-level WC. Wash-hand basin.

### Outside

The property comes with the exclusive use of a small sunny garden area with patio and lawn. There is communal car parking in the car-park area to the front.

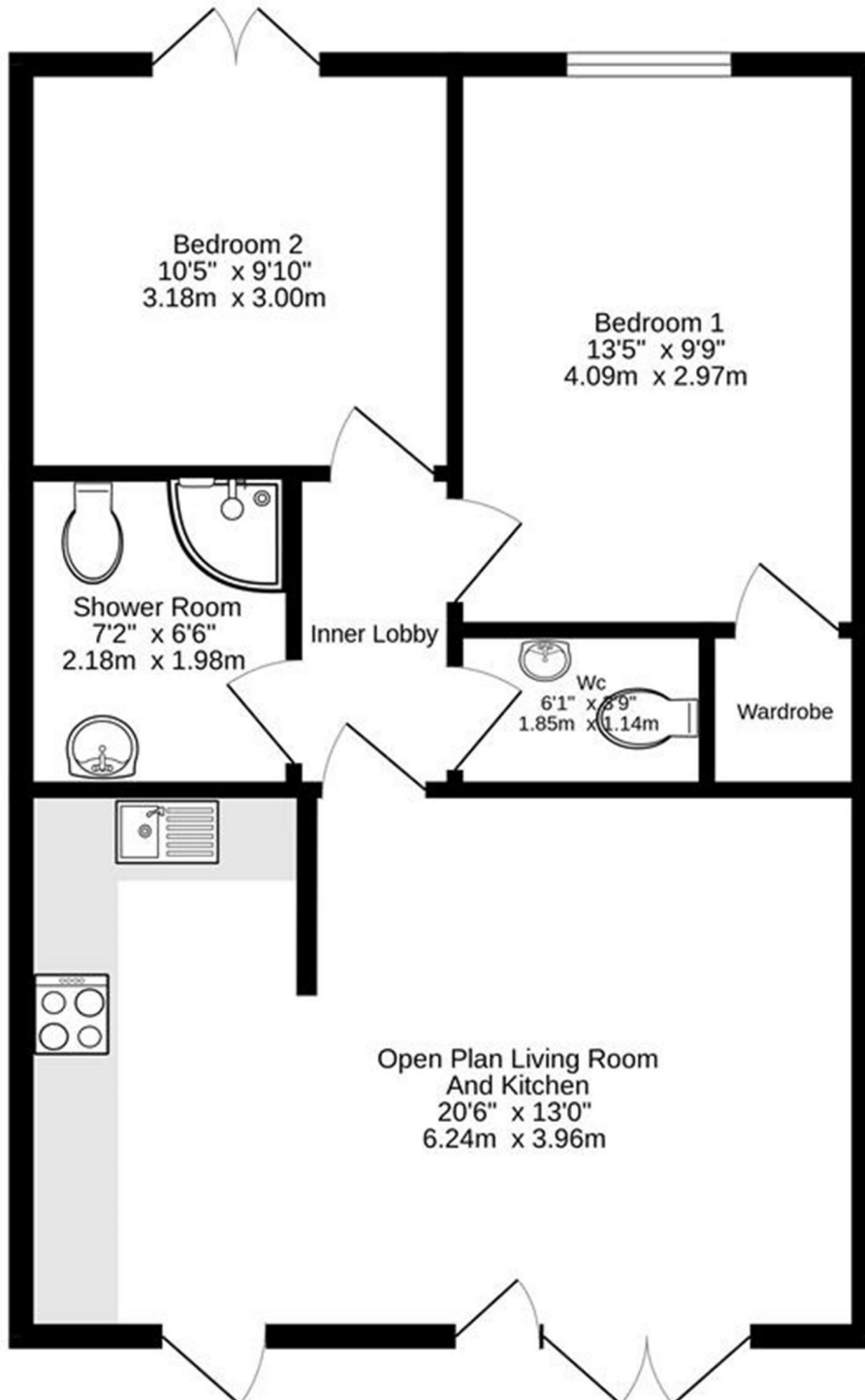
### Services and Other Information

Mains water, gas and electricity. Private Drainage (septic tank shared with all Broad Oak properties). Gas central-heating (under-floor). TV aerial point. Telephone point. Leasehold: 99 years. Charges: all buyers pay the Standard Service Charge and Renewals Charge - please ask for details. Optional Care Packages are available if needed. Council Tax Band: E.

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Ground Floor





# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>72</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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