



Town & Country

New Forge Place, Redbourn
£220,000



New Forge Place

Redbourn

- Offers For Sale With No Onward Chain
- Groundfloor One Bedroom Maisonette
- Over 55's Retirement Complex
- Sitting/Dining Room & Refitted Kitchen
- Double Bedroom & Refitted Bathroom
- Delightful Communal Gardens
- Communal Lounge and Laundry Room
- On Site Warden & 24 Hour Careline
- Residents & Visitor Parking Spaces
- Off Redbourn's High Street & Close to Amenities

New Forge Place is conveniently located just off Redbourn High Street, in a village that has proudly earned several awards, including Hertfordshire Village of the Year. Redbourn offers an excellent range of amenities such as a Doctor's surgery, Dentist, Hair Salon, Chemist, and a Co-op store. The village also benefits from easy access to St Albans and Harpenden, both of which provide a wider selection of shops, leisure facilities, and fast rail links into London.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



New Forge Place

Redbourn

A spacious one bedroom groundfloor over 55's maisonette overlooking beautiful communal grounds and situated in the heart of the Hertfordshire village of Redbourn, offered for sale with no onward chain.

Tucked away in the corner of the popular New Forge Place development, this one-bedroom ground floor maisonette for the over 55's features a modern fitted kitchen and bathroom and enjoys a lovely outlook over the private communal gardens.

This property is offered for sale with no onward chain and provides spacious, well-presented accommodation. The open-plan living area features a modern remote-controlled flame-effect electric fire, creating a cosy and contemporary feel, and a delightful outlook over the communal gardens. The modern fitted kitchen is equipped with an electric hob, eye-level oven, integrated microwave, and under-counter fridge and freezer, and a water softener. A utility/storage room houses a washing machine and tumble dryer for added convenience.

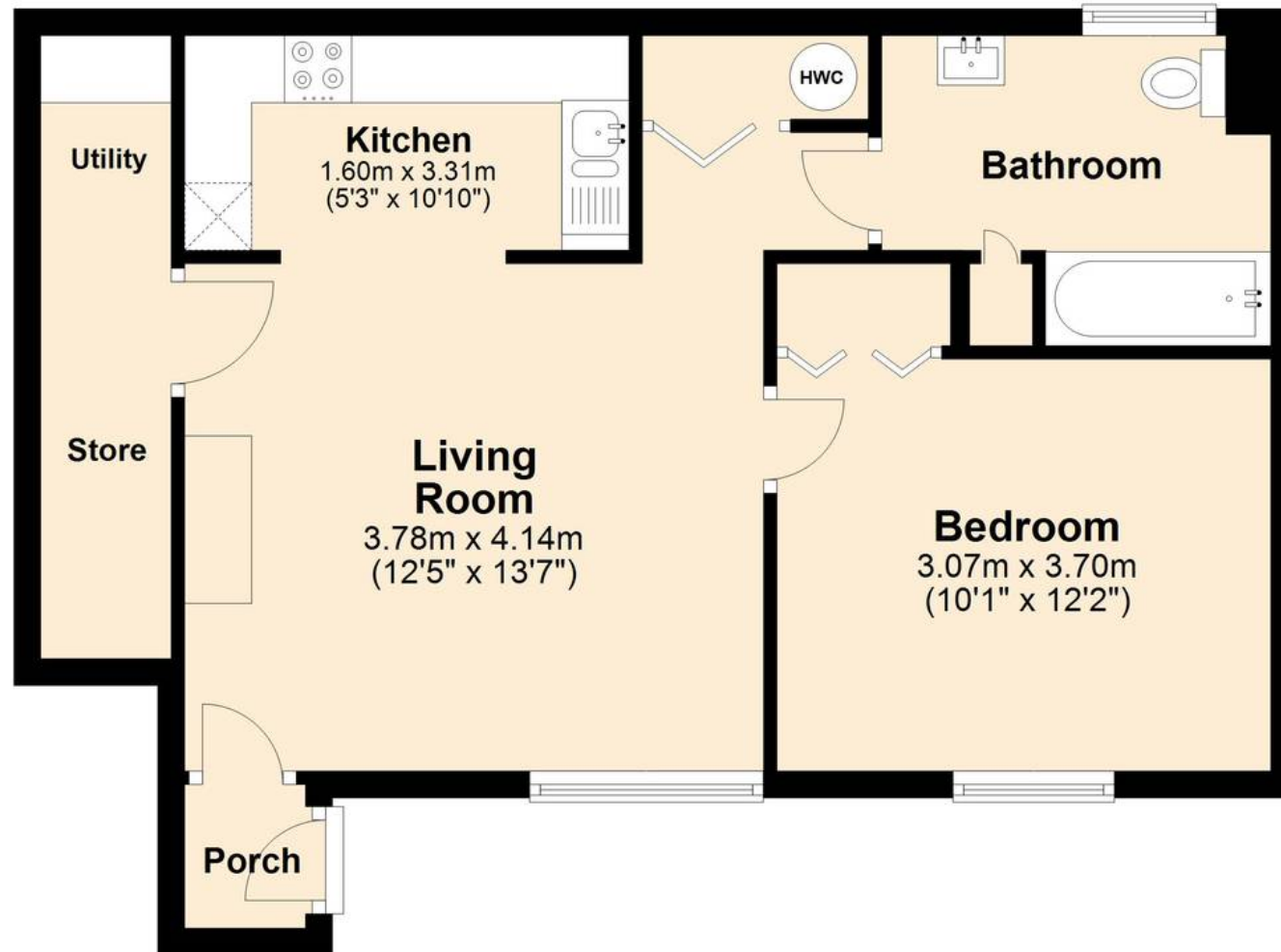
Accessed from the sitting room, the master bedroom is a generous double featuring built-in storage and pleasant views over the communal gardens. Adjacent to the bedroom, the spacious bathroom has been recently updated and includes a low-level bath with handrails and a heated towel rail.

The property enjoys views over the beautiful communal garden, and residents can take advantage of a friendly community atmosphere with regular social activities. Additional shared facilities include a communal lounge, laundry room, and residents' car park



Floor Plan

Approx. 50.4 sq. metres (542.1 sq. feet)



Total area: approx. 50.4 sq. metres (542.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□