



Town & Country

New Forge Place, Redbourn

Guide Price £195,000



New Forge Place

Redbourn

- Ground Floor One Bedroom Retirement Apartment (Over 55s)
- Conveniently Located Just Off Redbourn High Street
- Light and Spacious Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Double Bedroom with Built-in Wardrobe
- Contemporary Tiled Shower Room
- Views Over Attractive Communal Gardens
- Residents' Lounge, Laundry Facilities & Guest Room
- Residents' Parking Available

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



New Forge Place

Redbourn

A well-presented ground floor one-bedroom retirement apartment for the over 55s, ideally located just off Redbourn High Street and within easy reach of local shops and amenities.

The light and spacious accommodation includes a generous living room that opens into a modern fitted kitchen. The kitchen overlooks the communal garden and is fitted with a range of eye and base level units, along with integrated appliances including an oven and hob, washer/dryer, and fridge freezer. The property further benefits from a good-sized double bedroom with a built-in wardrobe and a contemporary tiled shower room. There is also a useful airing cupboard providing additional storage.

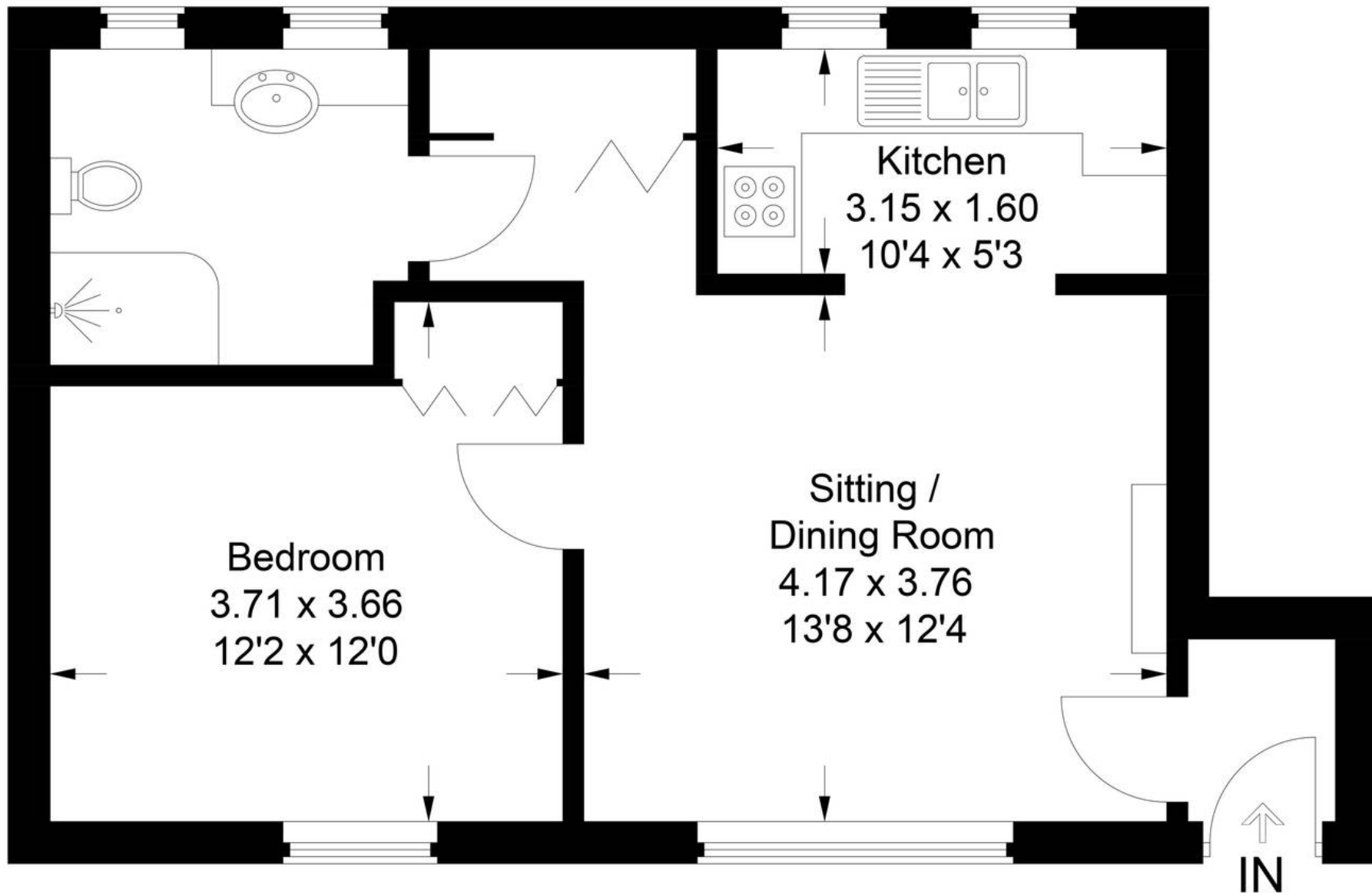
The property enjoys views over the beautiful communal garden, and residents can take advantage of a friendly community atmosphere with regular social activities. Additional shared facilities include a communal lounge, laundry room, and residents' car park.

This property forms part of a sheltered housing scheme managed by Peabody. Residents must be aged 55 or over and able to live independently, with support available from an on-site manager. Additional facilities offer a communal lounge hosting weekly activities, a launderette with washing and drying facilities, and a guest room within the lounge area for overnight visitors.

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 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.



Approximate Gross Internal Area = 45.4 sq m / 489 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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