



Broad Oak Lane, Hertford, SG14 2JD

Welcome to Broad Oak Lane, Hertford

An exceptional two-bedroom assisted-living bungalow, beautifully positioned within the peaceful and rural surroundings of the prestigious Broad Oak Manor development. This luxury home offers bright and spacious accommodation throughout and forms part of an exclusive community. The property is the highly sought-after "Glendower" design, thoughtfully laid out to provide comfortable and practical living. The accommodation comprises a welcoming entrance hall leading to a well-proportioned open-plan living, dining and kitchen area, creating a wonderful space for both everyday living and entertaining. The contemporary fitted kitchen is finished to a high standard and seamlessly complements the living space (kitchen appliances included) There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom enjoys direct access to a private rear patio area, ideal for relaxing and enjoying the tranquil surroundings. The property also features a modern fitted shower room together with a separate WC for added convenience. Further benefits include underfloor central heating, double glazing throughout, allocated parking, visitor parking, and access to the beautifully restored Grade II listed barn, which serves as the heart of the community. Residents can enjoy a range of superb facilities including comfortable meeting areas, a residents' lounge, coffee area, and a popular Sunday restaurant.



-Accommodation Overview-

Kitchen / Lounge / Dining Room

20' 8" x 13' 1" (6.30m x 3.99m)

Agent Note: Please note all kitchen appliances are included.

Inner Lobby

Cloakroom

Bedroom One

10' 5" max x 9' 11" max (3.17m max x 3.02m max)

Bedroom Two

13' 6" max x 9' 9" max (4.11m max x 2.97m max)

Shower Room

-Exterior-

Communal Grounds

A luxury development is placed in a secluded grounds of Broad Oak Manor a Victorian Country House set in its own attractive walled gardens.

Outside Space:

The property comes with a small garden area with patio and lawn.

Charges:

The property is subject to a Service Charge (on a flowing scale dependent on the individual's needs) beginning with £1479.52 payable monthly.

Parking:

Courtyard carpark for communal parking.

About Broad Oak End:

Built in 1742, this Queen Anne Grade II-listed manor house is situated in beautiful, landscaped gardens in the centre of the peaceful Hertfordshire countryside. But, while the surroundings are steeped in history, the care we provide at Broad Oak Manor is entirely modern.

Our dedicated, skilled team use an innovative approach to ensure that all our residents receive the highest standards of care, tailored entirely to their needs. And, the unique, friendly, and flexible environment at Broad Oak Manor allows every resident to receive both the care they need and the independence they want.

Please contact:

(01992) 551900

www.broadoakmanor.co.uk



view this property online williamhbrown.co.uk/Property/HFD108010

Welcome to

Broad Oak Lane, Hertford

- Two Bedroom Assisted Living Bungalow
- Luxury Assisted Living & Nursing Care Available
- Set Within A Beautiful & Peaceful Setting
- On Completion The Lease Is Renewed
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: £17754.00 (see agent note)

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 17 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Ground Floor

Total floor area 60.2 m² (648 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.propertybox.io



Offers In Excess Of
£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFD108010](https://www.williamhbrown.co.uk/Property/HFD108010)



Property Ref:
HFD108010 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)