



1 Bedroom



1 Bathroom



1 Reception



EPC Band D

Leasehold

Council Tax Band:
C £2,097.02 (2025/26)

Local Authority:
St Albans Council

Ground floor one bedroom retirement apartment for over 55's, well presented, near Redbourn High Street, close to shops and amenities.

Description

This excellent ground floor retirement apartment is moments from the village High Street, offering a broad range of shops and amenities, and is just a short walk from Redbourn Village Common. The light and spacious accommodation includes a large living room, open plan to a modern fitted kitchen overlooking the communal garden, fitted with a range of eye and base units with integrated oven and hob, washer/dryer, and fridge freezer. There is a good size double bedroom with a built-in wardrobe and a contemporary tiled shower room. Additionally, there is a useful airing and storage cupboard. New Forge Place offers a wide range of amenities including a communal lounge for residents, a laundry room, residents parking, and an on-site scheme manager.

Location

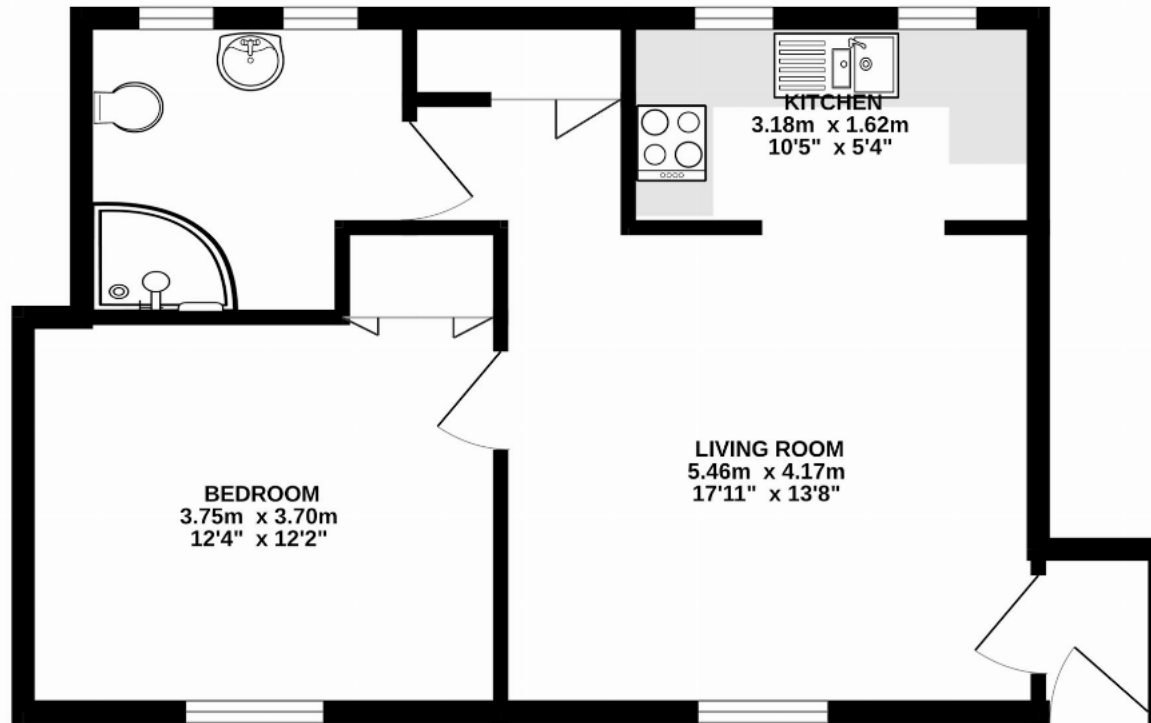
New Forge Place, just off High Street in award-winning Redbourn, boasts excellent amenities like a Doctor, Dentist, Chemist, Post Office, and Co-op. Close to St Albans and Harpenden for more amenities and quick rail links to London.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



GROUND FLOOR
42.4 sq.m. (457 sq.ft.) approx.



This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.