

 1 Bedroom

 1 Bathroom

 1 Reception

 Communal

 Communal

 EPC Band D

Leasehold

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

Local Authority:
Dacorum Council



Light, spacious 1-bed ground floor retirement apartment near Redbourn High Street, close to local amenities.

Description

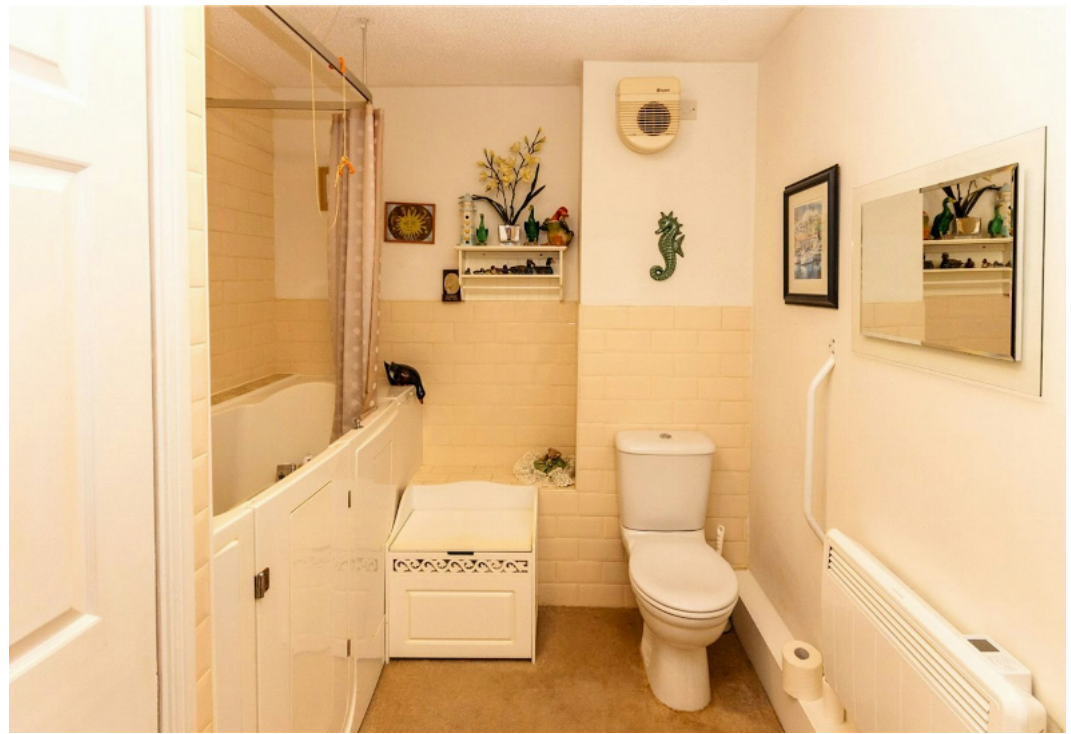
This excellent apartment is part of the New Forge Place retirement complex, designed for residents aged 55 plus, conveniently located a short level stroll from High Street amenities. The apartment comprises an entrance hall, a bright and spacious dual aspect living room opening into a modern fitted kitchen with a good range of units and appliances, including an electric oven, fridge/freezer, and washing machine. There is a double bedroom with a built-in wardrobe and a bathroom with a walk-in bath/shower. The development offers a pretty communal garden with a fish pond, residents' parking, and a communal lounge for socialising with other residents. Additionally, there is a laundry room and a Residents Manager available on-site during weekdays. The property is fitted with a Careline alarm system for peace of mind. Council Tax Band C £2,097.02 (2025/26) Lease: 125 Years from 1/9/1988 Service Charge: £3767 pa

Location

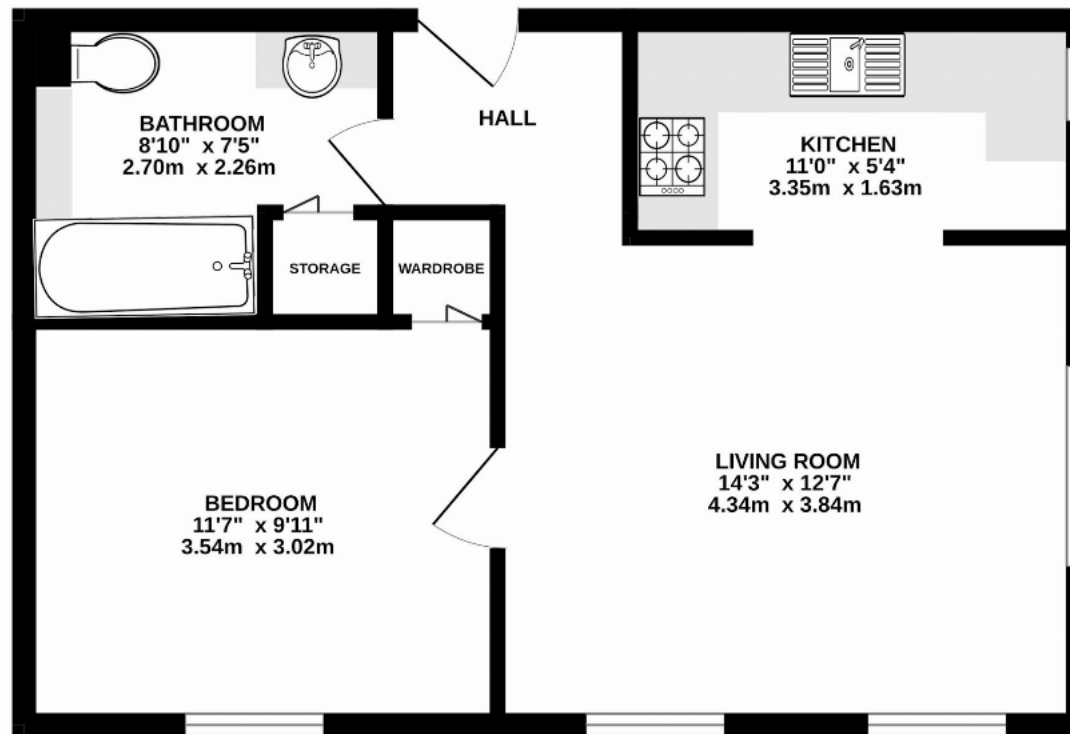
Located in New Forge Place Retirement development, near Redbourn High Street, this property offers access to amenities like a doctors, dentist, salon, chemist, shops, and is close to St Albans and Harpenden with fast rail links to London.



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
447 sq.ft. (41.5 sq.m.) 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.