


New Forge Place,  
Redbourn, St. Albans,  
AL3

 1 Bedroom

 1 Shower Room

 1 Reception Room

 Residents Parking

 Communal Garden

 EPC Band D

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

Lease: 125 Years from 1/11/1988

Guide Price  
£205,000 Leasehold

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Well presented ground floor one bedroom retirement apartment for over 55's, located just off Redbourn High Street and close to local shops and amenities.

### Description

This excellent ground floor retirement apartment is moments from the village High Street, which offers 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, which is open plan to a modern fitted kitchen. The kitchen overlooks the communal garden and is fitted with a range of eye and base units with integrated oven and hob, washer/dryer and fridge freezer. There is also a good size double bedroom with built-in wardrobe and a contemporary tiled shower room. In addition, there is a useful airing and storage cupboard.

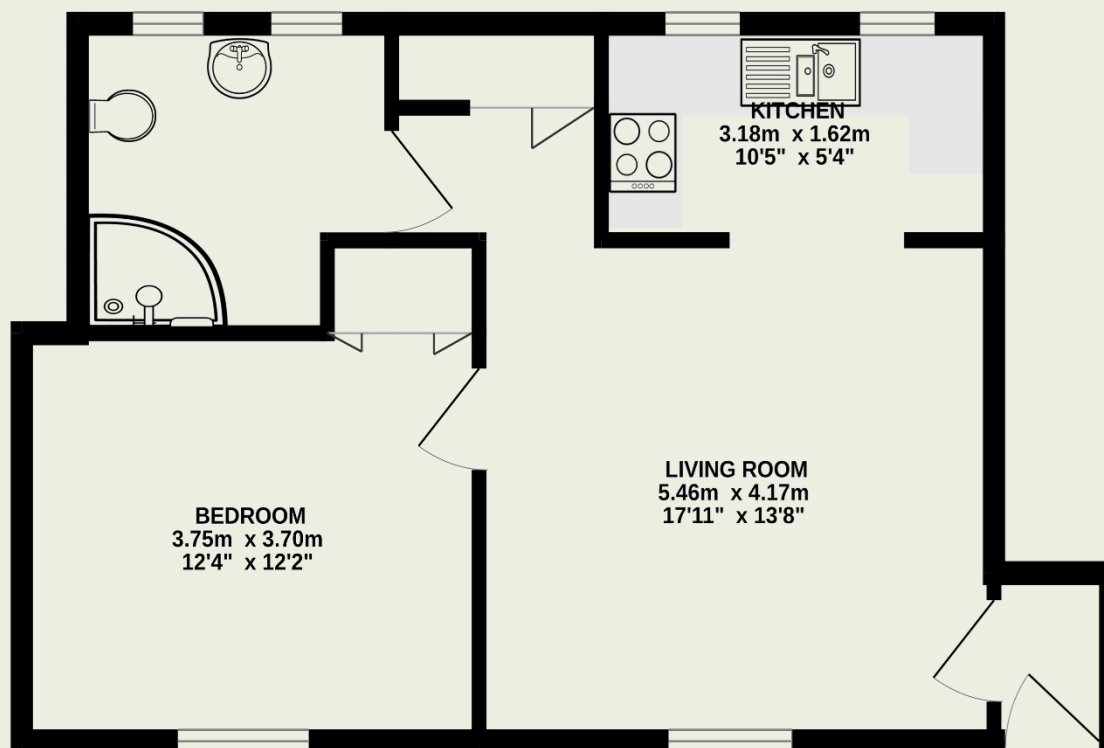
New Forge Place has a wide range of amenities including; a communal lounge for residents, a laundry room, residents parking and an on-site scheme manager.

### Location

New Forge Place is located just off the High Street in Redbourn. The village has earned a host of awards including Hertfordshire Village of the Year. Redbourn offers excellent amenities including a Doctors surgery, Dentist, Hair Salon, Chemist, Post Office and Co-op. Redbourn is within easy reach of nearby St Albans and Harpenden which offer wider amenities and fast rail links into London.

## 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

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