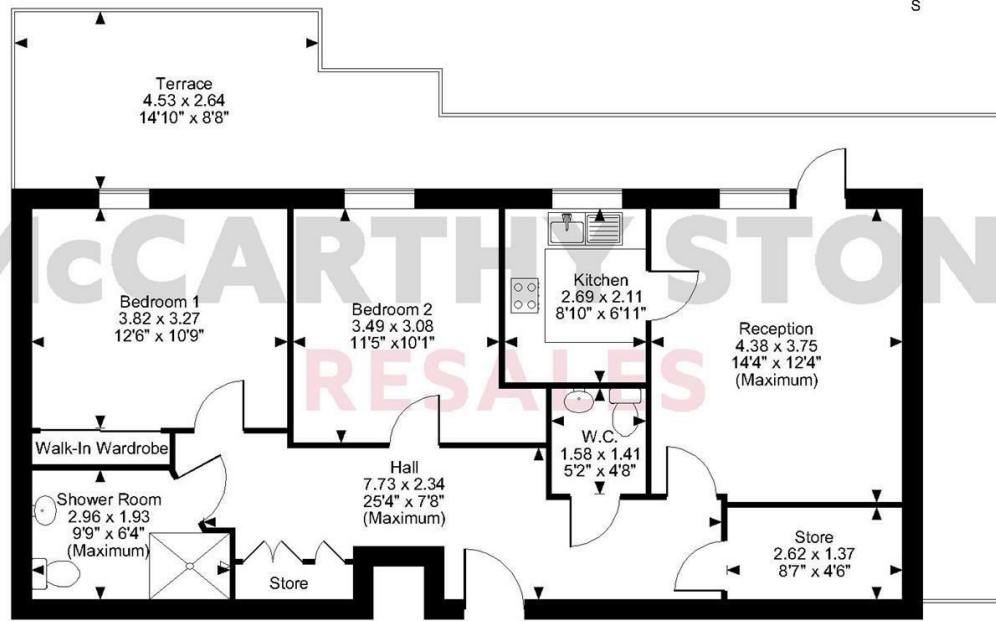
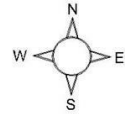


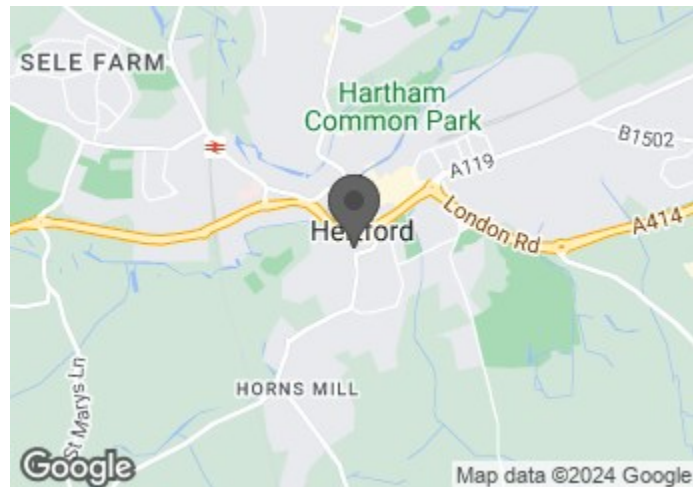
Edward House, Pegs Lane, Hertford  
 Approximate Gross Internal Area  
 804 Sq Ft/75 Sq M  
 Balcony external area = 335 Sq Ft/31 Sq M



Fourth Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**53 EDWARD HOUSE  
 PEGS LANE, HERTFORD, SG13 8FQ**



A STUNNING two bedroom retirement apartment in Edward House. Enjoy BREATHTAKING views of Hertford Castle from the WRAPAROUND BALCONY. With an on-site restaurant offering table service and a vibrant community, this is the perfect place to call home.

-PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE -

**ASKING PRICE £500,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# EDWARD HOUSE, PEGGS LANE, GASCOYNE WAY, HERTFORD

## EDWARDS HOUSE

Edward House features purpose built apartments, exclusively for those over 70. The apartments feature a modern bedroom, kitchen and living room, as well as fire detection equipment, an intruder alarm and a camera entry system that can be used with a standard TV.

The complex also has an on-site car park, landscaped gardens, bistro restaurant, guest suite for overnight visitors and a communal lounge with Wi-Fi and patio area. There is also a lift access to all floors and a mobility scooter charging room. Retirement Living PLUS - Luxurious and low maintenance private apartments in great locations, exclusive to the over the 70's. Benefit from an onsite restaurant or bistro, plus the option of bespoke domestic and personal care packages

Hertford is considered one of the best places to live in the UK and the McCarthy Stone Retirement Living PLUS development boasts an enviable position right in front of the Hertford Castle. You'll also be within walking distance to everything Hertford has to offer, including a variety of shops, restaurants and pubs in the town centre, just moments away.

## DEVELOPMENT HIGHLIGHTS

- ~ Local amenities are close to the development
- ~ Bright and airy Wellness Suite coming soon
- ~ Spacious communal lounge
- ~ Fantastic bistro style restaurant serving hot food and snacks
- ~ Beautiful sunny landscaped gardens with communal patio
- ~ Friendly qualified team on site 24/7, 365 days a year

## APARTMENT OVERVIEW

This beautifully presented two bedroom apartment is situated on the top floor which can be easily accessed by two lifts which are nearby. The apartment features a stunning wraparound balcony that boasts views of the grounds and Hertford Castle.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage/airing cupboard with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom are located in the hall. Doors lead to the lounge, bedroom and wet room.

## LOUNGE

Beautifully bright and spacious room with a double glazed door that opens out onto the incredibly spacious balcony. The room provides ample space for dining. Two ceiling light points. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. A range of raised power sockets. Glazed wooden door opening to separate kitchen.

## KITCHEN

The kitchen is offered in a like new condition. There are a range of base and wall units finished in a modern white high gloss. The wall units have under unit spot lighting. Roll edge work surfaces with matching splash back. The stainless steel sink unit with drainer, is positioned in front of the double glazed window. Built in waist height electric oven with microwave above and four ring hob with extractor hood. Integrated fridge and freezer. Central ceiling light point. Tiled floor.

## BEDROOM

A generously sized double bedroom with a walk-in wardrobe with shelving and hanging rails. Ceiling light points. TV and telephone point. A range of raised power sockets. Emergency pull-cord.

## WET ROOM

A modern purpose built wet room with walk in shower fitted with grab rails. Wall hung WC with concealed cistern. Wash hand basin. A fitted mirror is positioned above the wash basin. Emergency pull-cord.

## SECOND BEDROOM

A good-sized second bedroom, that can be used as a separate dining room or study. Ceiling light points. TV and telephone point. A range of raised power sockets. Emergency pull-cord.

## PARKING

Allocated parking space with the apartment.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

# 2 BED | £500,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £12,650.52 per annum (for financial year ending 30/06/2025)

\*\*Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## LEASE INFORMATION

Lease length: 999 years from 1st Jan 2018

Ground rent: £435

Ground rent review: 1st Jan 2033

## ADDITIONAL SERVICE

\*\*Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living costs.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

