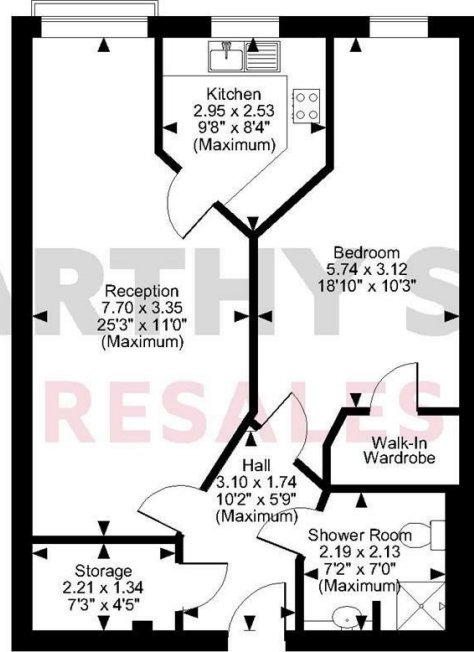
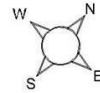


Edward House, Pegs Lane, Hertford
Approximate Gross Internal Area
645 Sq Ft/60 Sq M



Third 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: C



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

McCARTHY STONE RESALES

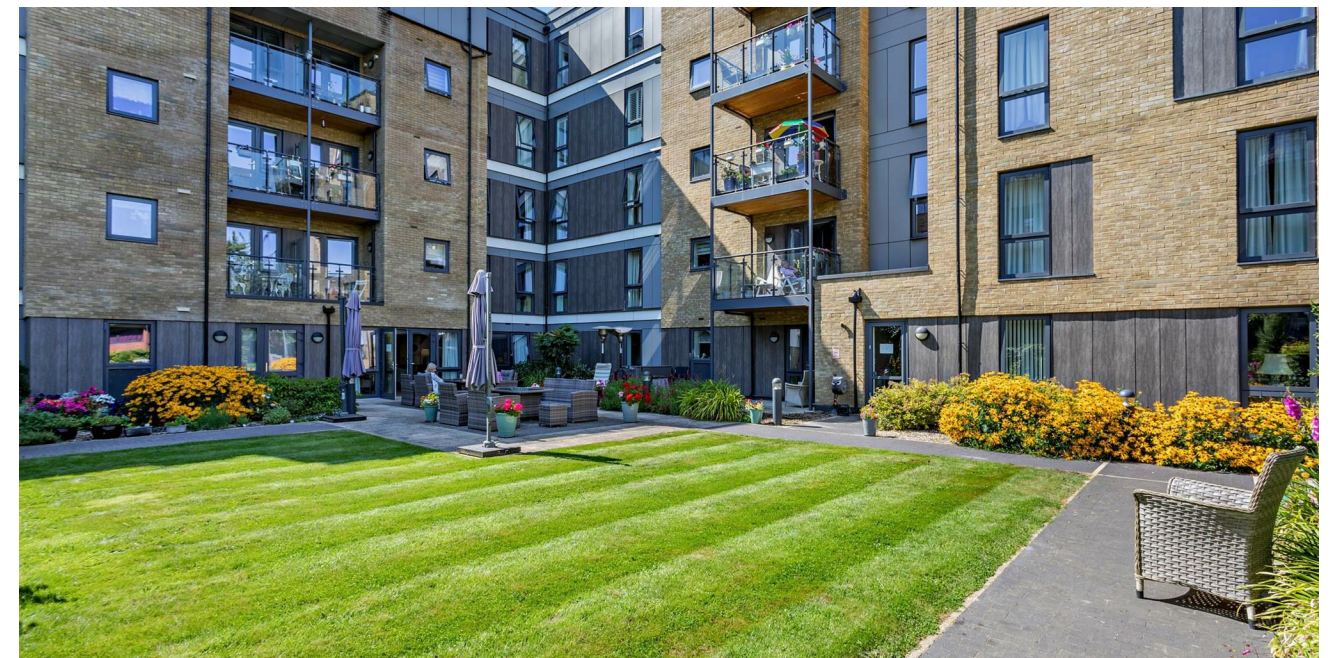
This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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McCARTHY STONE RESALES

43 EDWARD HOUSE PEGS LANE, HERTFORD, SG13 8FQ



BEAUTIFULLY PRESENTED third floor apartment OVERLOOKING HERTFORD CASTLE within a popular McCarthy Stone RETIREMENT development for the over 70's. ALLOCATED CAR PARKING included.

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

ASKING PRICE £300,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

EDWARD HOUSE, PEGS LANE, GASCOYNE WAY, HERTFORD SG13 8FQ

EDWARD 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
- ~ 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

THE APARTMENT

A beautiful purpose built one bedroom retirement apartment situated on the third floor with far reaching views towards the Hertford Castle. The apartment is to include all the appliances, carpets, curtains and light fittings, meaning it is ready for someone to move straight in stress free and make it their own.*viewings advised*

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 shower room.

LOUNGE / DINING ROOM

The spacious lounge has the benefit of French doors which open inwards to reveal a Juliet balcony and offers views overlooking Hertford Castle. The room provides ample space for dining, ideally positioned in front of the mentioned Juliet balcony. Two decorative ceiling light points. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. A range of power sockets. Glazed wooden door opening to separate kitchen.

KITCHEN

Beautifully modern kitchen with a range of base and wall units finished in 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 (for minimum bend) electric oven with a microwave above (never used). Integrated fridge and freezer. Central ceiling light point and below base unit spot lighting. Tiled floor. Underfloor heating.

BEDROOM

A generously sized double bedroom with a large full length window and the benefit of a built in wardrobe with shelving and hanging rails. Decorative ceiling light fitting. TV and power points. Emergency pull-cord.

SHOWER ROOM

A modern purpose built shower room with a level entry, walk in shower, curtain and grab rails. WC with concealed cistern. Wash hand basin with storage below and an illuminated mirror above. Emergency pull-cord.

ALLOCATED CAR PARKING

The apartment has an allocated car parking space included.

LEASE INFORMATION

Lease Length: 999 years from 1st Jan 2018
Ground Rent: £435 per annum
Ground rent review date: 1st Jan 2033

1 BED | £300,000

SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site bistro
- Water rates for communal areas and apartments
- Underfloor heating
- Cleaning of communal windows
- 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
- 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 Estate Manager.

Annual Service charge: £9,494.76 for financial year end 30/06/25

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

ADDITIONAL SERVICES

Entitlements Service Check out benefits you may be entitled too, 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

