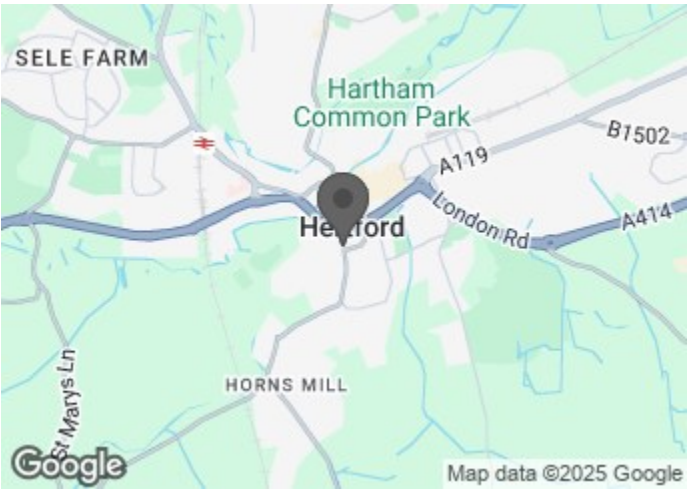


Edward House, PegsLane, Hertford
Approximate Gross Internal Area
645 Sq Ft/60 Sq M

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	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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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

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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

