



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## 29 Edward House

Pegs Lane, Hertford, SG13 8FQ



## Offers over £260,000 Leasehold

A well-presented ONE BEDROOM apartment situated on the SECOND floor with LIFT access. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, a spacious living area with ample room for dining featuring a Juliet balcony, spacious DOUBLE BEDROOM, store room and modern WET ROOM. Edward House, a McCarthy Stone retirement development is nestled in Hertford and boasts landscaped gardens as well as Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**



# 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 one bedroom apartment is situated on the third floor which can be easily accessed by two lifts which are nearby. The apartment is neutrally decorated throughout enabling buyers to 'make it their own!' Underfloor heating throughout. \*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 wet room.

## Lounge

Beautifully bright and spacious room with a double glazed door which opens inwards to expose a Juliet balcony, allowing lots of natural light to flood the room. 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. Partially glazed wooden door opening to separate kitchen.

## Kitchen

Modern kitchen with a range of base and wall units finished in a sleek white high gloss. The wall units have under unit spot lighting. 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/freezer. Central ceiling light point. Tiled floor.

## Bedroom

A generously sized double bedroom with a walk in wardrobe with shelving and hanging rails for ample clothes storage. This room has a full length window, allowing lots of natural light to flood the room. 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. Mirrored cabinetry with feature lighting is positioned above the wash basin. Emergency pull-cord.

## 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
- Contingency fund including internal and external redecoration

# 1 bed | £260,000

- 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: £10,436.84per annum (for financial year end 30/06/2026)

**\*\*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)'.

## Lease Information

Lease length: 999 years from 1st Jan 2018

Ground rent: £435

Ground rent review: 1st Jan 2033

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

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

