



APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M  
Ref: BHMC - 280222 Copyright **photoplans**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**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>		
(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		
England & Wales		
EU Directive 2002/91/EC		

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## 40 Edward House

Pegs Lane, Hertford, SG13 8FQ



**Asking price £280,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT - BOOK NOW!

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

A bright and spacious one bedroom retirement apartment with a Juliet balcony. Edward House has a modern onsite bistro restaurant with table service and one house domestic assistance included per week.

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

# Edward House, Peggs Lane, Gascoyne Way, Hertford

ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT

## 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



**1 bed | £280,000**

- 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 House Manager.

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

\*\*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 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

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

