

# Edward House



Exclusive Retirement Living PLUS apartments  
in the historic market town of Hertford



**McCarthy & Stone**

The UK's leading retirement housebuilder



“One of the highlights for me has been meeting fellow homeowners. This was not something I expected. I thought I’d keep to myself, but everyone is really nice, we are good friends.”

Joan Young, Constance Place, Knebworth

## A support and management team you can trust

Retirement Living PLUS gives you much more than just a beautiful new apartment. We have a wonderful support and management team at the heart of Edward House that you will get to know and trust.

### Introducing YourLife

YourLife is regulated by the Care Quality Commission: each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC’s independent evaluation of our provision please see: [www.cqc.org.uk/search/yourlife](http://www.cqc.org.uk/search/yourlife) †

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before commencing work alone at the development.

### Domestic Assistance is Included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal support and domestic assistance services. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the assistance and support you need.

**YourLife**  
Care and Management

†If you don’t have internet access, we can print these reports on request.





## Flexible assistance and support

Retirement Living PLUS is all about assisting you in living independently in your own home. If you require additional support today – or think you might in the future – it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Personal assistance and support services can be provided at an extra charge; from as little as 15 minutes per session, which can be increased and decreased to suit your needs.

### Domestic Assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

### Laundry Service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

### Lifestyle Support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you get out and about.

### Personal Support

If required, we can help you with services such as going to bed and getting up in the morning, help with medication prompting and convalescence assistance. There's a whole host of services on offer.

### On-site Facilities\*

Retirement Living PLUS is all about making life easier. That includes providing a great value in-house bistro style restaurant for when you don't feel like shopping and cooking yourself. There is also a Wellness Suite available and a spacious function room to entertain your family on those special occasions.

\*Additional charges apply



Computer generated image only, materials and colours may vary.

# Your new apartment in detail

## General

- ✦ Double glazing to all windows
- ✦ Juliet or walk-out balcony or patio with selected apartments
- ✦ Walk-in wardrobe in most apartments
- ✦ Two bedroom apartments feature a shower room and separate WC
- ✦ Carpets throughout, except to wet areas and kitchen
- ✦ Telephone and television point in living room and bedrooms
- ✦ Sky/Sky Q connection point in living room\*
- ✦ Maintained communal gardens
- ✦ On-site parking - subject to availability\*\*
- ✦ NHBC 10 year warranty

## Kitchen

- ✦ Fitted kitchen with integrated fridge freezer, mid-height oven and microwave and ceramic hob
- ✦ Stainless steel sink, cooker hood and glass splashback
- ✦ Ceramic tiling to floor
- ✦ Lever mixer taps

## Shower Rooms

- ✦ Full height tiling to all wet areas and half height tiling to all dry areas
- ✦ White sanitaryware with high quality fittings
- ✦ Slip resistant vinyl flooring to shower room floors
- ✦ Level access

## Heating and Finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

## Safety and Security

- ✦ Door entry system with video option via your TV
- ✦ 24 hour emergency call system
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. \*Sky/Sky Q subject to Sky subscription. \*\*Additional charges apply.

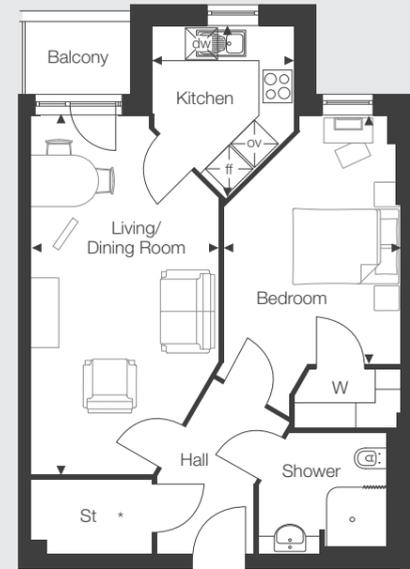


## Highest quality as standard at Edward House



Tranquil surroundings with luxurious fixtures and fittings, perfectly planned for your ease and comfort.

## The Philip

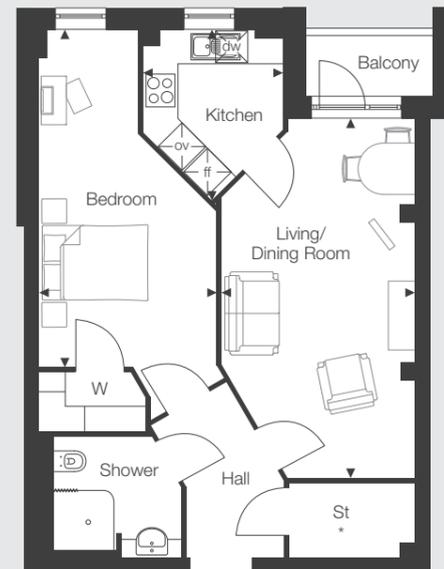


\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

### Apartments 13, 26 & 39

Living/Dining Room	6364mm x 3293mm	20'11" x 10'10"
Kitchen	2493mm x 1811mm	8'2" x 5'11"
Bedroom	4399mm x 3119mm	14'5" x 10'3"

## The Henry

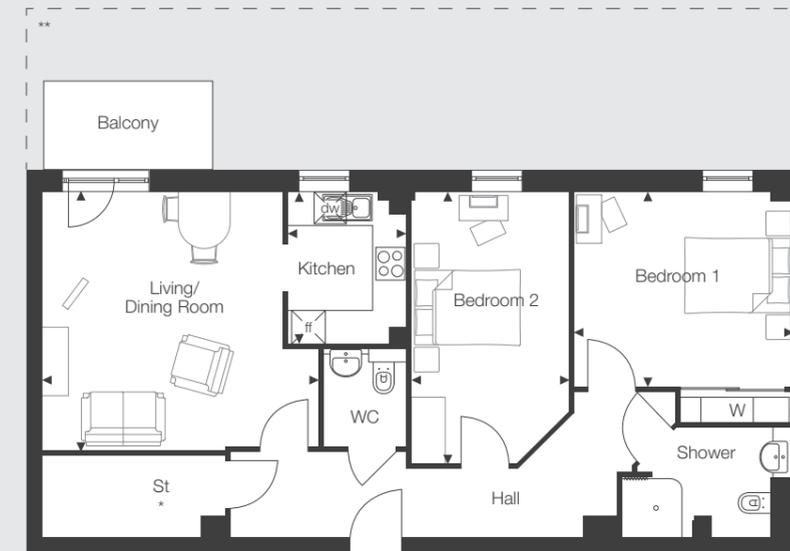


\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

### Apartments 1, 12, 25 & 38

Living/Dining Room	6364mm x 3397mm	20'11" x 11'2"
Kitchen	3030mm x 2468mm	9'11" x 8'1"
Bedroom	5971mm x 3129mm	19'7" x 10'3"

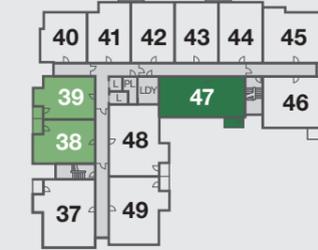
## The William



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 \*\* Terrace to plots 50, 52 and 57. Size varies, refer to Sales Executive for more information.  
 Patio to plot 9, balcony to plots 21, 34, 47, 55.  
 Terrace door to open out for plots 50, 52 & 57.  
 Balcony door to open out for plot 47.  
 Refer to Sales Executive for more information.

### Apartment 9, 21, 34, 47, 50, 52(h), 55 and 57(h)

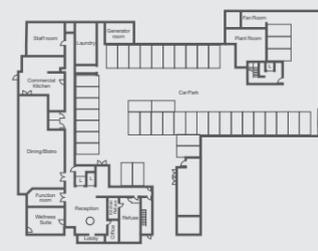
Living/Dining Room	4876mm x 4327mm	16'0" x 14'2"
Kitchen	2695mm x 2100mm	8'10" x 6'11"
Bedroom 1	3804mm x 3262mm	12'6" x 10'8"
Bedroom 2	4461mm x 2780mm	14'8" x 9'1"



Third Floor



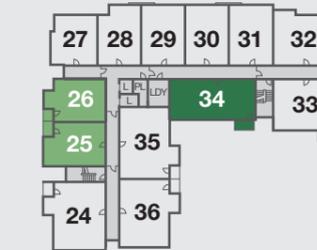
First Floor



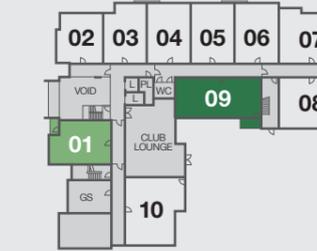
Basement



Fourth Floor



Second Floor



Ground Floor

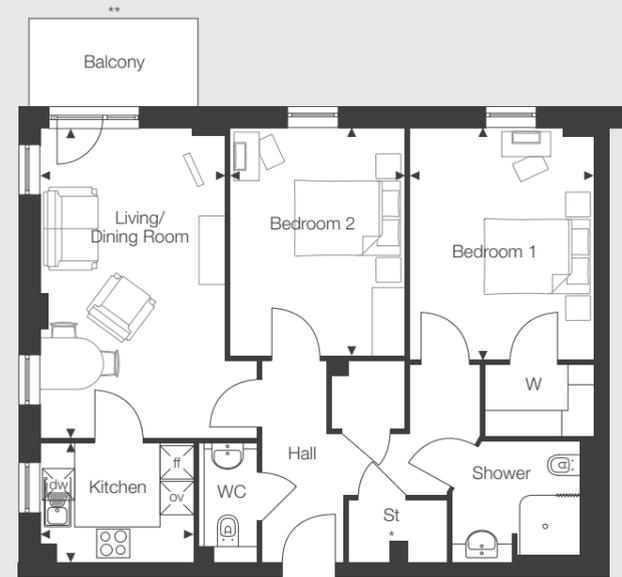
1 bedroom apartment 2 bedroom apartment



[ff]: Built in fridge/freezer [ov]: Built in oven/microwave [dw]: Dishwasher (Provision only) C: Cupboard St: Storage

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Changes to kitchen units and shower room may apply, please speak to your Sales Executive for more information. Depicted furniture is indicative only. h denotes handed plot. MVHR: Mechanical Ventilation with Heat Recovery. HIU: Heating Interface Unit. SVP: Soil Ventilation Pipe. SVPs and nibs location vary between apartment, refer to Sales Executive for locations. Balcony sizes and divider vary between apartment, please refer to Sales Executive for more information.

## The Albert



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 \*\* Patio to plot 8, balcony to plots 20, 33, 45 & 54.  
 Balcony door open out for plots 46 & 54.

### Apartments 8, 20, 33, 46 & 54

Living/Dining Room	5493mm x 3249mm	18'0" x 10'8"
Kitchen	2695mm x 2110mm	8'10" x 6'11"
Bedroom 1	4111mm x 3199mm	13'6" x 10'6"
Bedroom 2	4031mm x 3090mm	13'3" x 10'2"

## The James

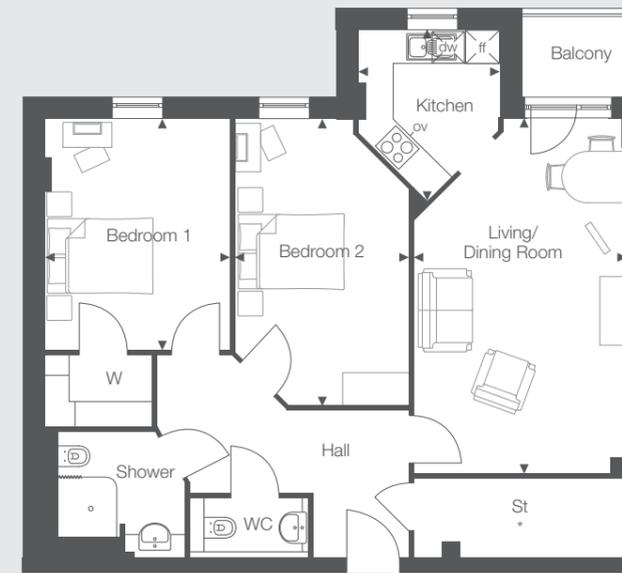


\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 \*\* Juliette balcony.

### Apartments 7, 19, 32 & 45

Living/Dining Room	5350mm x 3392mm	17'7" x 11'2"
Kitchen	2695mm x 2100mm	8'10" x 6'11"
Bedroom 1	3845mm x 3110mm	12'7" x 10'2"
Bedroom 2	3958mm x 3090mm	13'0" x 10'2"

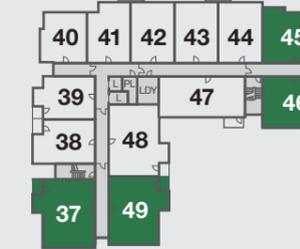
## The George



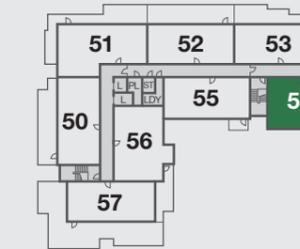
\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

### Apartment 11, 23(h), 24, 36(h), 37 & 49(h)

Living/Dining Room	6039mm x 3654mm	19'10" x 12'0"
Kitchen	3026mm x 2488mm	9'11" x 8'2"
Bedroom 1	3865mm x 3279mm	12'8" x 10'9"
Bedroom 2	4838mm x 3070mm	15'10" x 10'1"



Third Floor



Fourth Floor



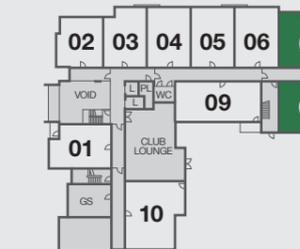
First Floor



Second Floor



Basement



Ground Floor

Light green square: 1 bedroom apartment  
 Dark green square: 2 bedroom apartment

[ff]: Built in fridge/freezer [ov]: Built in oven/microwave [dw]: Dishwasher (Provision only) C: Cupboard St: Storage W: Wardrobe

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## The Alfred

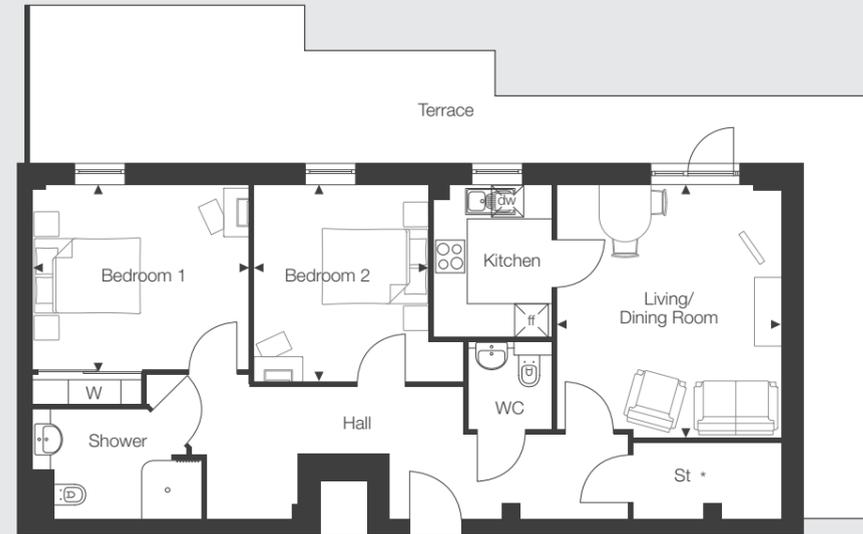


\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

### Apartment 10

Living/Dining Room	7614mm x 3654mm	25'0" x 12'0"
Kitchen	3025mm x 2473mm	9'11" x 8'1"
Bedroom 1	3869mm x 3284mm	12'8" x 10'9"
Bedroom 2	4842mm x 3070mm	15'11" x 10'1"

## The Edgar



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

### Apartment 53

Living/Dining Room	4477mm x 3949mm	14'8" x 12'11"
Kitchen	2695mm x 2100mm	8'10" x 6'11"
Bedroom 1	3804mm x 3262mm	12'6" x 10'8"
Bedroom 2	3476mm x 3079mm	11'5" x 10'1"

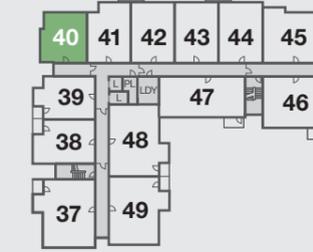
## The Charles



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
\*\* Juliette Balcony.

### Apartments 2, 14, 27 & 40

Living/Dining Room	4398mm x 3670mm	14'5" x 12'0"
Kitchen	2730mm x 2095mm	8'11" x 6'10"
Bedroom	4476mm x 3176mm	14'8" x 10'5"



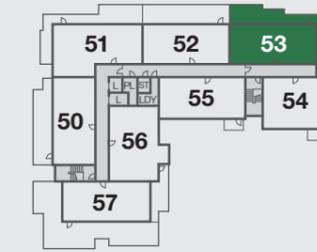
Third Floor



First Floor



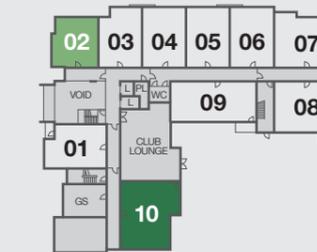
Basement



Fourth Floor



Second Floor



Ground Floor

1 bedroom apartment 2 bedroom apartment

[ff]: Built in fridge/freezer [ov]: Built in oven/microwave [dw]: Dishwasher (Provision only) C: Cupboard St: Storage W: Wardrobe

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## The Oliver

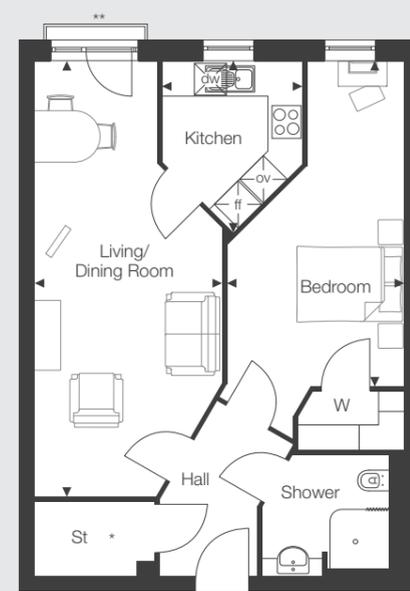


\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 \*\* Juliette Balcony.

### Apartments 3, 15, 28 & 41

Living/Dining Room	7708mm x 3298mm	25'3" x 10'10"
Kitchen	3025mm x 2494mm	9'11" x 8'2"
Bedroom	4168mm x 3119mm	13'8" x 10'3"

## The Harold



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 SVPs and nibs location vary between apartments, refer to sales executive for locations.  
 \*\* Juliette Balcony.

### Apartments 4, 5(h), 6, 16, 17(h), 18, 29, 30(h), 31, 42, 43(h) & 44

Living/Dining Room	7708mm x 3298mm	25'3" x 10'10"
Kitchen	3026mm x 2473mm	9'11" x 8'1"
Bedroom	5743mm x 3115mm	18'10" x 10'3"

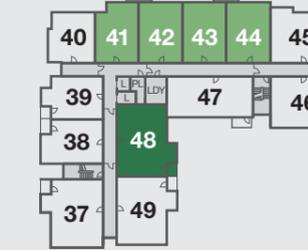
## The Edmund



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.  
 SVPs and nibs location vary between apartments, refer to sales executive for locations.  
 \*\* Balcony to plots 22, 35 & 48.  
 Balcony door to open out for plot 56.  
 Terrace to plot 56, refer to Sales Executive for more information.

### Apartments 22, 35, 48 & 56

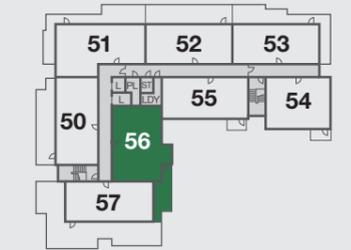
Living/Dining Room	6040mm x 4098mm	19'10" x 13'5"
Kitchen	3074mm x 2713mm	10'1" x 8'11"
Bedroom 1	3854mm x 3469mm	12'8" x 11'5"
Bedroom 2	4838mm x 3070mm	15'10" x 10'1"



Third Floor



First Floor



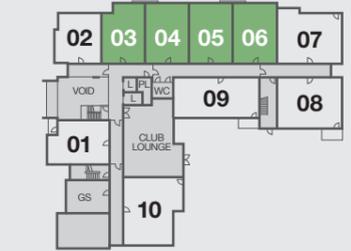
Fourth Floor



Second Floor



Basement



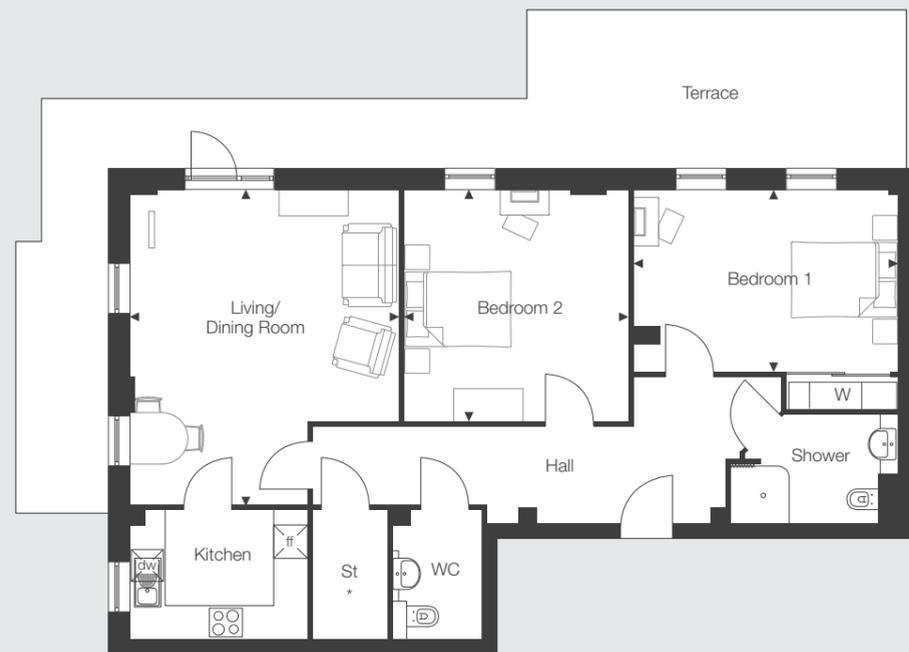
Ground Floor

1 bedroom apartment 2 bedroom apartment

[ff]: Built in fridge/freezer [ov]: Built in oven/microwave [dw]: Dishwasher (Provision only) C: Cupboard St: Storage W: Wardrobe

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# The Stephen



\* MVHR, Electric Meter/Consumer Unit, HIU and Heating Manifold to storage cupboard.

## Apartment 51

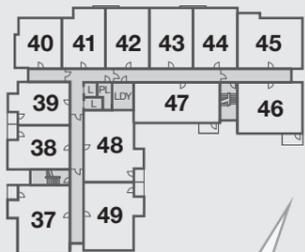
Living/Dining Room	5591mm x 4737mm	18'4" x 15'7"
Kitchen	3123mm x 2298mm	10'3" x 7'6"
Bedroom 1	4662mm x 3232mm	15'4" x 10'7"
Bedroom 2	4109mm x 3956mm	13'6" x 13'0"



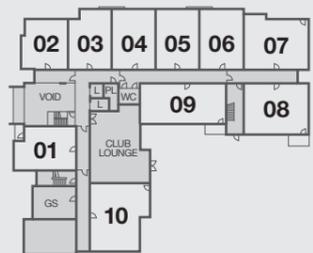
Fourth Floor



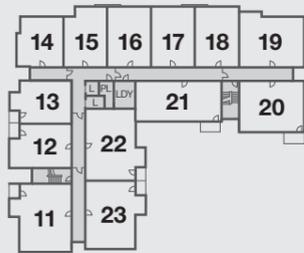
Second Floor



Third Floor



Ground Floor



First Floor

1 bedroom apartment 2 bedroom apartment



► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Changes to kitchen units and shower room may apply, please speak to your Sales Executive for more information. Depicted furniture is indicative only. h denotes handed plot. MVHR: Mechanical Ventilation with Heat Recovery. HIU: Heating Interface Unit. SVP: Soil Ventilation Pipe. SVPs and nibs location vary between apartment, refer to Sales Executive for locations. Balcony sizes and divider vary between apartment, please refer to Sales Executive for more information.

[[fr]]: Built in fridge/freezer [[ov]]: Built in oven/microwave [[dw]]: Dishwasher (Provision only) C: Cupboard St: Storage W: Wardrobe



Life. The only way to live it... is your way



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The UK's leading retirement housebuilder



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**Pegs Lane, Hertfordshire, SG13 8FQ**

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