



Edward House Pegs Lane, Hertford, SG13 8FQ

Welcome to Edward House Pegs Lane, Hertford

This immaculately presented and larger-than-average one-bedroom first-floor retirement apartment offers both luxury and convenience. Perfect for those over 70, this spacious property is part of a vibrant retirement development that provides a host of amenities for a comfortable lifestyle. Edward House is located on the edge of Hertford town centre, offering easy access to the town's many shops, restaurants and a choice of supermarkets. The apartment features a well-proportioned kitchen equipped with built-in appliances and boasts stunning views over Hertford Castle. The bright and spacious reception room includes a Juliette balcony, offering picturesque views of Hertford castle grounds, perfect for relaxing and enjoying the scenery. The larger-than-average double bedroom comes with a walk-in wardrobe, providing ample storage space. The modern wet room is designed for ease and accessibility, adding to the apartment's overall functionality. The apartment has been re-decorated throughout and new carpets. Additional features include a generous storage cupboard used as a utility room and an allocated underground private gated parking space. The development ensures peace of mind with 24-hour on-site staffing and offers a community atmosphere. This property is being sold chain-free, making it an excellent opportunity for a hassle-free move into a well-appointed retirement home.



Accommodation Overview-

Entrance Hall:

Door leading to all rooms and storage cupboard which can be used as a utility room.

Utility Room:

Plumbing and space for washing machine.

Living Room:

25' 3" max x 10' 10" max (7.70m x 3.30m)

Double glazed window to front and double glazed door, underfloor heating, carpet.

Kitchen:

9' 11" max x 8' 2" max (3.02m max x 2.49m max)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, electric hob with extractor canopy over, integrated fridge freezer, eye-level oven/ grill, integrated microwave, underfloor heating, double glazed window to front aspect.

Bedroom One:

18' 10" max x 10' 3" max (5.74m max x 3.12m max)

Floor to ceiling double glazed window to front aspect, underfloor heating, carpet, door to walk in wardrobe.

Wet Room:

Wet room comprising of walk-in shower with rainfall shower and curtain, wash hand basin with storage cupboard beneath, chrome heated towel rail, wall mounted mirror.

-Exterior-

Parking:

Underground secure allocated parking space.

Communal Gardens:

Well-kept landscaped communal gardens for all residents to enjoy.

Agent Note:

The service charge includes:

Cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power for communal areas, 24 hour emergency call system, upkeep of gardens and grounds, buildings insurance and contingency fund including internal and external re-decoration of communal areas. You will also get a 1 hour weekly clean which is included in the service charge.

Facilities:

The development offers an extensive range of facilities to include:

Bistro restaurant with table service, hairdressers, nail salon, guest suite for overnight visitors, communal lounge with Wi-Fi, mobility scooter charging points and lift access.



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Welcome to Edward House Pegs Lane,

- One Bedroom First Floor Flat
- OFFERED CHAIN FREE
- Re-Decorated Throughout
- **Exclusive To The Over 70s**
- Fitted Modern Kitchen With Integrated Appliances
- Walk In Wardrobe In Bedroom
- An Extensive Range Of Facilities Including Restaurant
- Underground Secure Allocated Parking Space
- Short Walk To Hertford Town Centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£245,000



Total floor area 60.9 m² (655 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or mis must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref
HFD107429 - 0004

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