

shepherds  
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moving experience



# EDWARD HOUSE

40 Edward House  
Hertford, SG13 8FQ

Price Guide £280,000





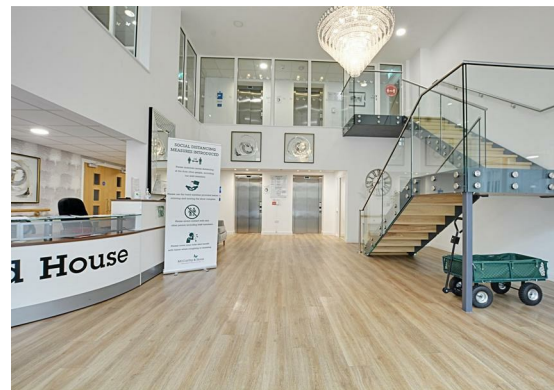
## 40 Edward House

Hertford, SG13 8FQ

OFFERED CHAIN FREE and with SUPERB VIEWS and OUTLOOK over Hertford Town Centre and castle grounds. An immaculately presented one double bedroom third floor retirement apartment set within this highly desirable McCarthy and Stone development built in just 2018. This modern apartment is exclusively available to the over 70's and offers well specified accommodation throughout to include under floor heating and with spacious 25' sitting room with Juliet style balcony with far reaching views, a contemporary gloss white kitchen with a range of integrated appliances, bedroom with walk in wardrobe and a modern wet room. The development offers an extensive range of amenities to residents to include communal lounge, bistro restaurant with table service, onsite shop, attractive landscaped gardens with patio, guest suite for overnight visitors and mobility scooter charging points.





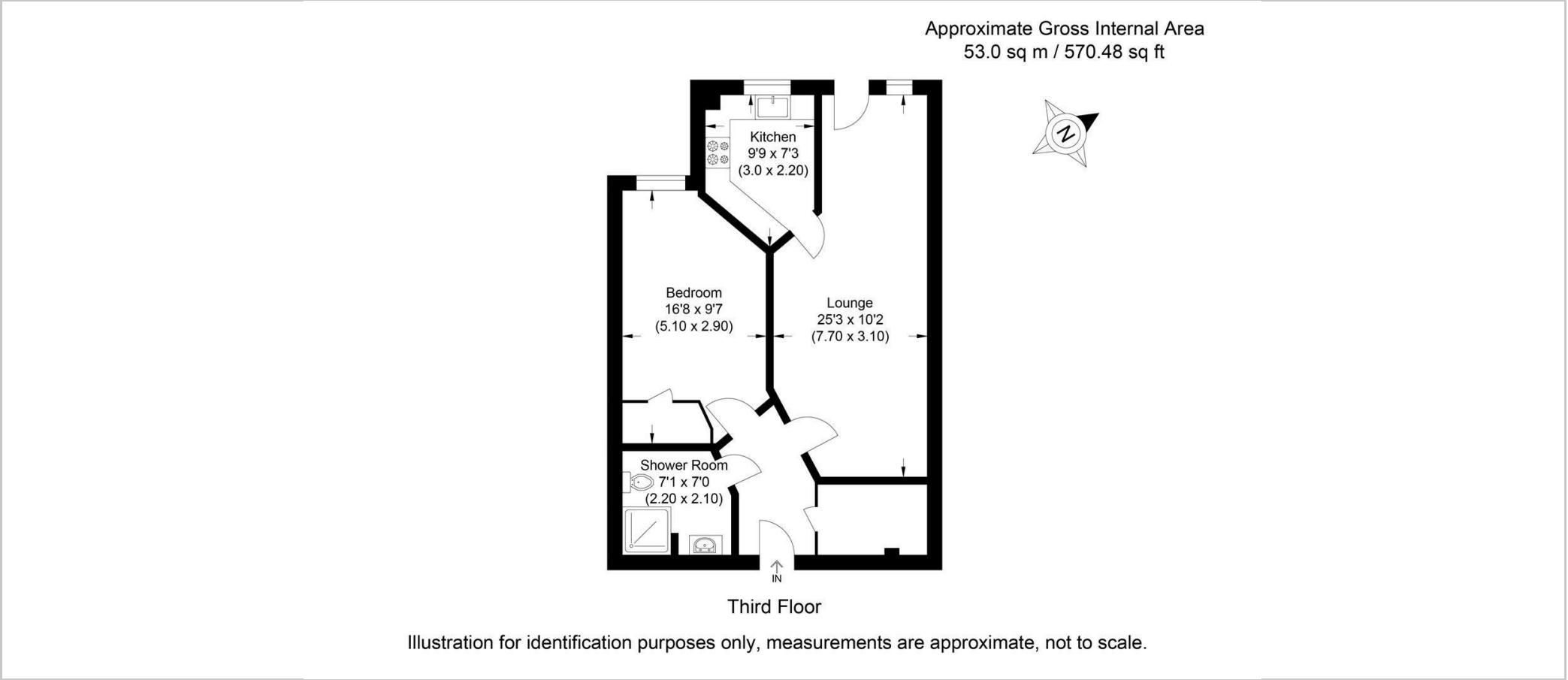


- One bedroom retirement apartment
- CHAIN FREE!
- Contemporary gloss white kitchen
- Communal facilities
- 25' Living Room
- Luxury McCarthy and Stone development
- Location Via What 3 Words: obey.torn.pinch





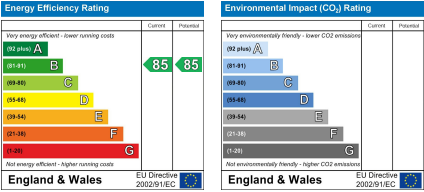
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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