

shepherds

A better home
moving experience



42 Edward House

Hertford, SG13 8FQ

Price Guide £280,000



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Accessed via secure entry phone system with both stairs and lift access leading to third floor and private front door into:

Entrance Hall:

Recessed spot lights, emergency pull cord, entry phone handset and doors to:

Walk in Storage Cupboard:

A walk in storage cupboard housing wall mounted gas boiler and appliance space with plumbing for washing machine.

Sitting Room:

25'1 x 10'1 (7.65m x 3.07m)

A spacious sitting room with UPVC double glazed window to rear with far reaching views over Hertford Castle and beyond. Television and telephone points and door to:

Kitchen:

9'1 x 7'11 (2.77m x 2.41m)

UPVC double glazed window to rear, fitted with an extensive range of contemporary style gloss white base and wall units with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled flooring, extractor, under unit and plinth lighting, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood, built in stainless steel microwave and integrated fridge freezer.

Bedroom:

22'7 x 10'1 (6.88m x 3.07m)

UPVC double glazed window to rear with views towards Hertford Castle and beyond, television point and walk in wardrobe with built in shelving with hanging rail, drawer unit and lighting.

Wet Room:

7'8 x 7'2 (2.34m x 2.18m)

Fitted with a modern suite comprising concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, shower area with rainfall head and hand attachment, extensively tiled walls, extractor, wall mounted mirror with light and chrome heated towel rail.

Communal Facilities:

The development offers an extensive range of facilities to include:

Bistro restaurant with table service, onsite shop, guest suite for overnight visitors, communal lounge with Wi-Fi, mobility scooter charging points.

Outside:

Attractive communal gardens for residents use with patio.

Tenure:

Leasehold - 999 years from 2018. (993 years remaining).

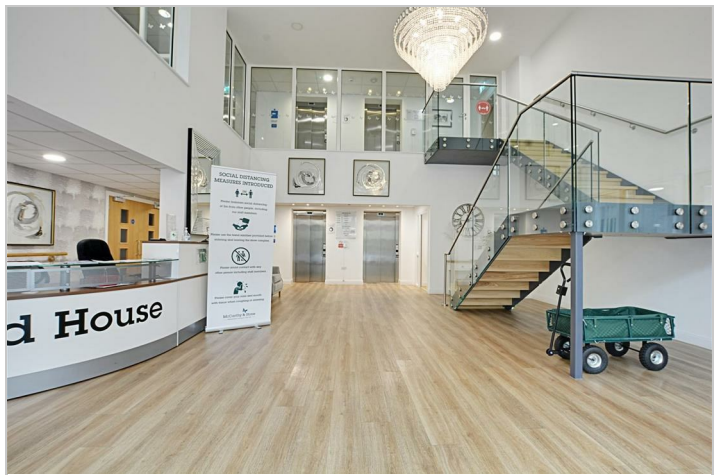
Service Charge - £8160 per annum.

Ground rent - to be confirmed

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 redecoration of communal areas.

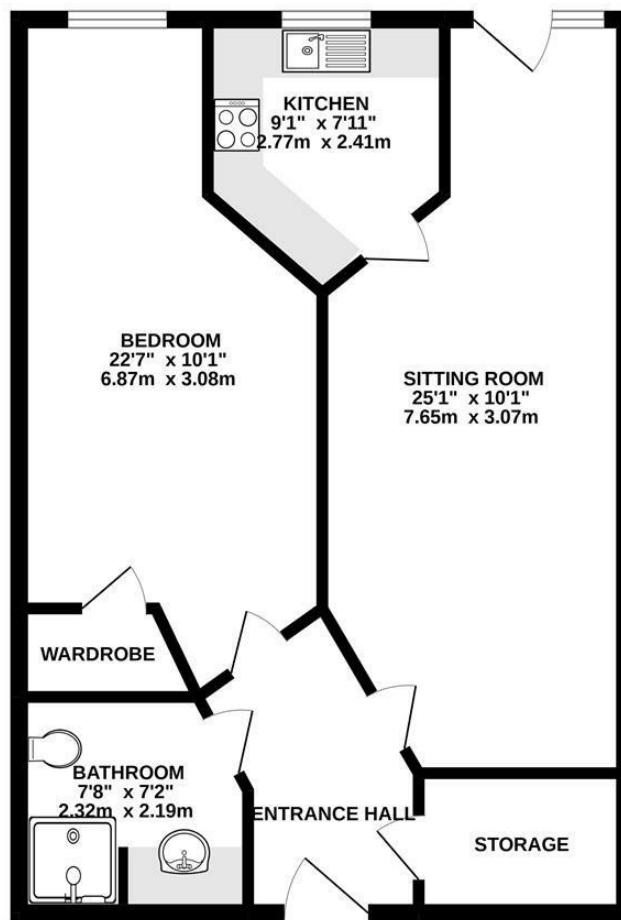
Council Tax:

East Herts District Council band C



Floor Plan

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



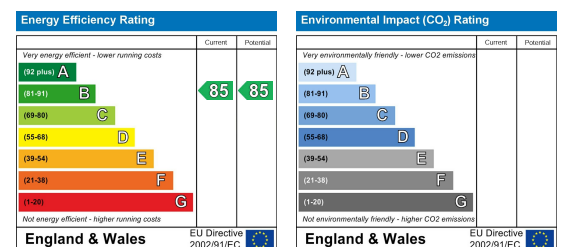
TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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