



37, Edward House, Hertford
SG13 8FQ
Realistic Offers Considered £274,995



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37 Edward House, Pegs Lane, Hertford, SG13 8FQ

**** CHAIN FREE **** 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 beautiful gardens of Hertford Castle are also within easy reach, along with two mainline train stations serving London. The apartment features a large double bedroom with walk in wardrobe, fully fitted kitchen, shower room, lounge with direct access to a sit out balcony, large store cupboard with plumbing for a washing machine. The complex also has landscaped gardens, Club lounge, Bistro restaurant, Wellness suite, 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. CHAIN FREE

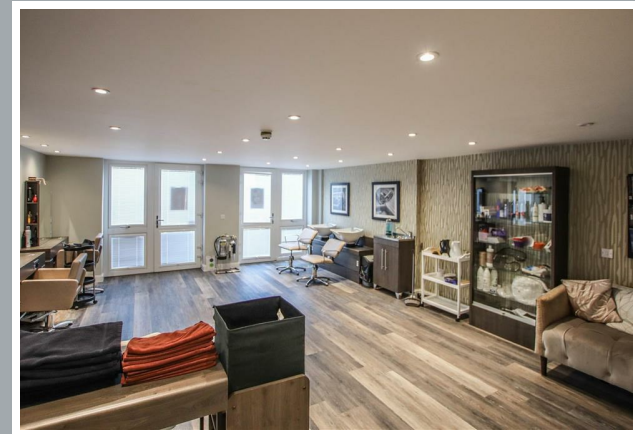
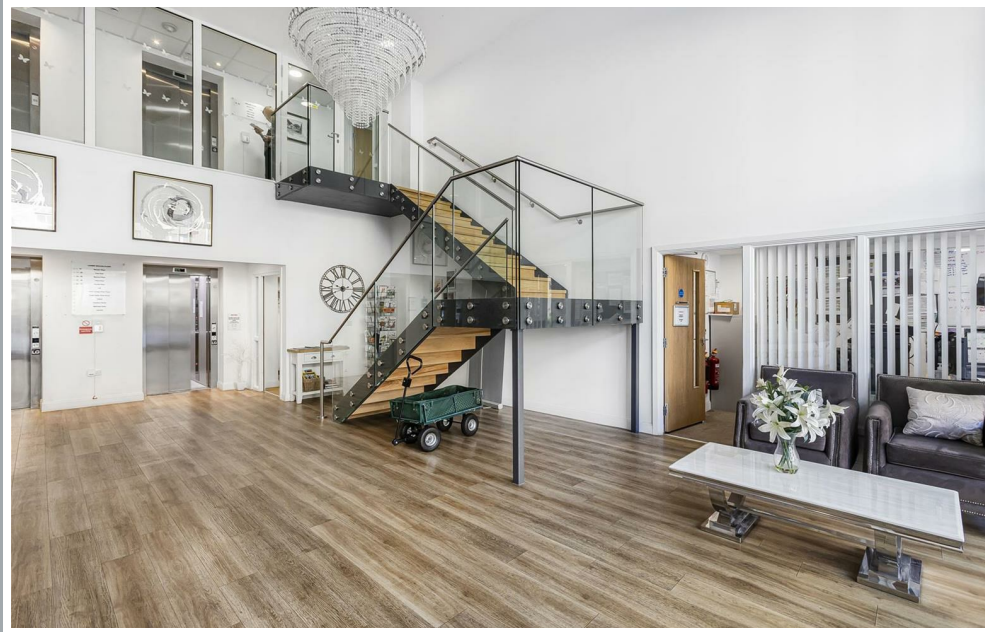
****INCLUDES SECURE UNDERGROUND PARKING SPACE**** A spacious one bedroom third floor apartment within this vibrant retirement development for the over 70's in the heart of Hertford. Edward House offers a thriving community feel with 24 hour on site staffing. The apartment features a large double bedroom, fitted kitchen, shower room , bright and airy living room with direct access to a balcony. CHAIN FREE



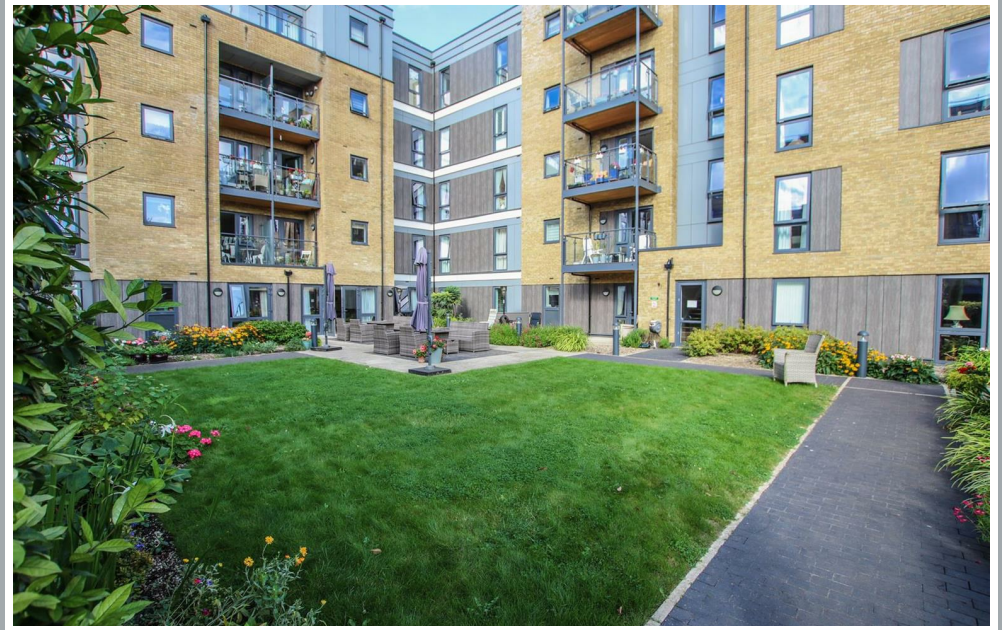
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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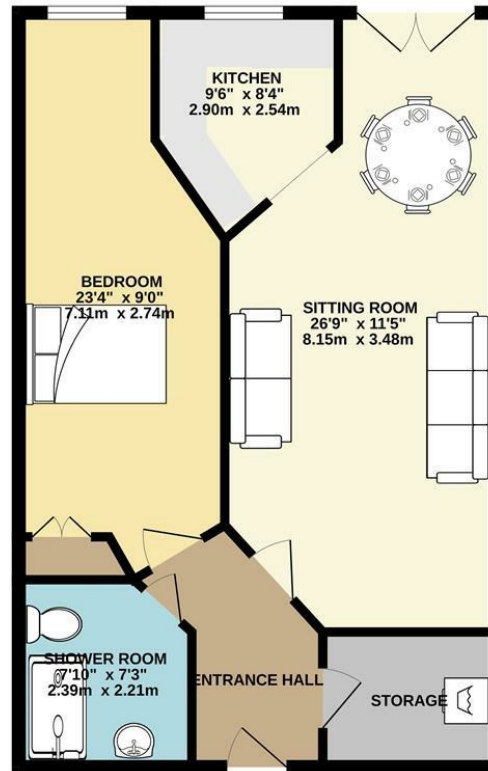


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GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 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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