



53 Edward House, Pegs Lane, Hertford

SG13 8FQ

Price Guide £490,000



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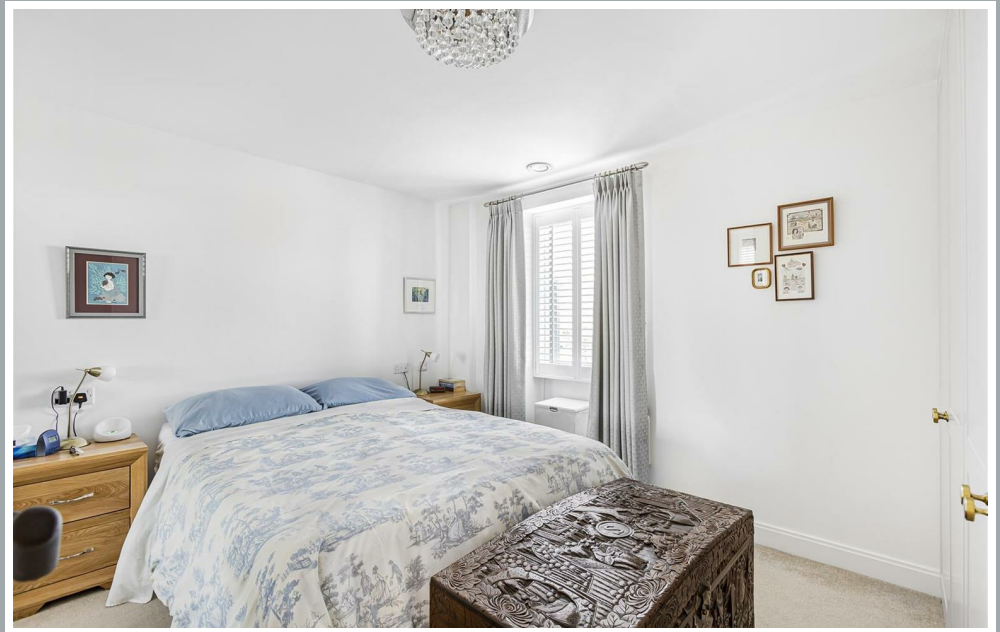
## 53 Edward House Pegs Lane, Hertford, SG13 8FQ

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 two large double bedrooms both with 'Sharps' fitted furniture, fully fitted kitchen with marble worksurfaces, lounge with direct access to a private l-shaped roof terrace (outside dining area for a table of 6), immaculate en suite shower room to principle bedroom, separate WC, large store room 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. Allocated parking within the secure underground car park.

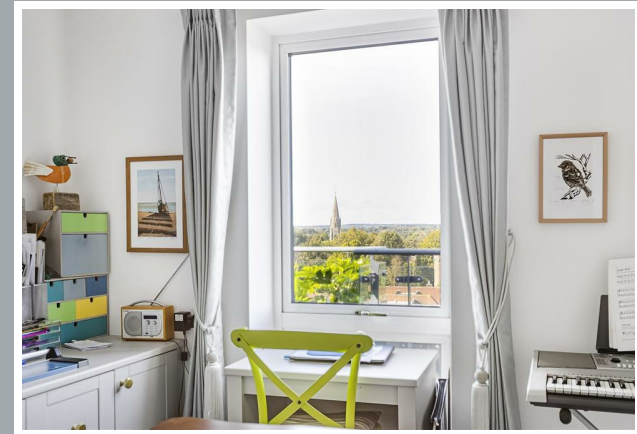
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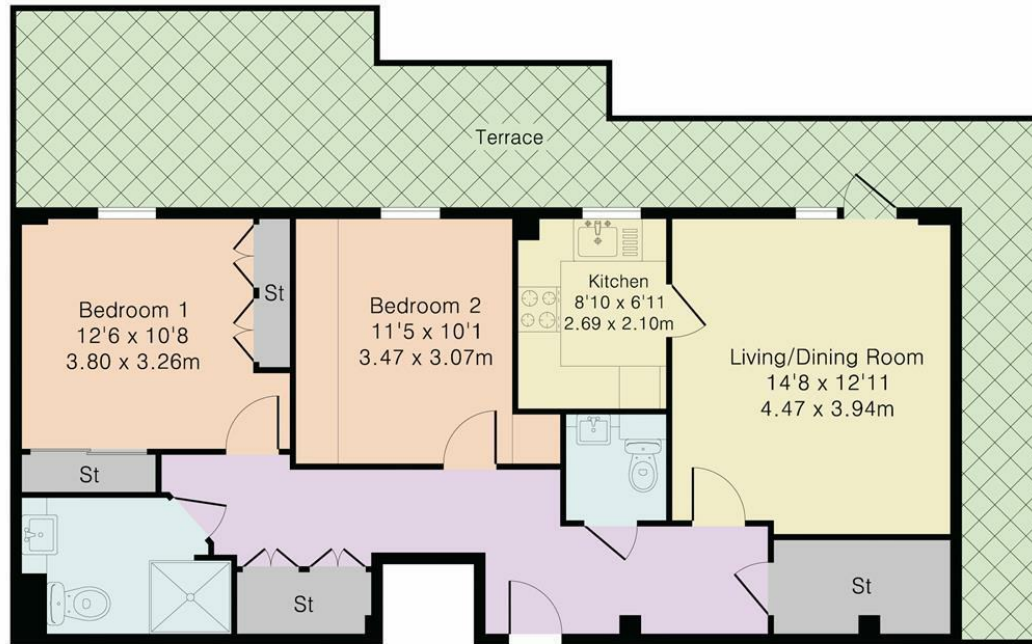
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Approximate Gross Internal Area 813 sq ft – 75 sq m



Fourth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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