



33 Edward House, Pegs Lane, Hertford  
SG13 8FQ

Asking Price £450,000



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

Located on the edge of Hertford town centre, this spacious second floor apartment offers two large double bedrooms, including a principal bedroom benefitting from built in wardrobes. The generous sized lounge opens out to a private sit out Balcony which overlooks the beautiful communal garden. Additional features include a fully fitted kitchen, separate WC, and a utility/store room with washing machine plumbing. Residents enjoy landscaped gardens, a Club lounge, Bistro restaurant, Wellness suite, guest accommodation, and a communal lounge with Wi-Fi. The building also offers lift access and a mobility scooter charging room. Internal viewing highly recommended !

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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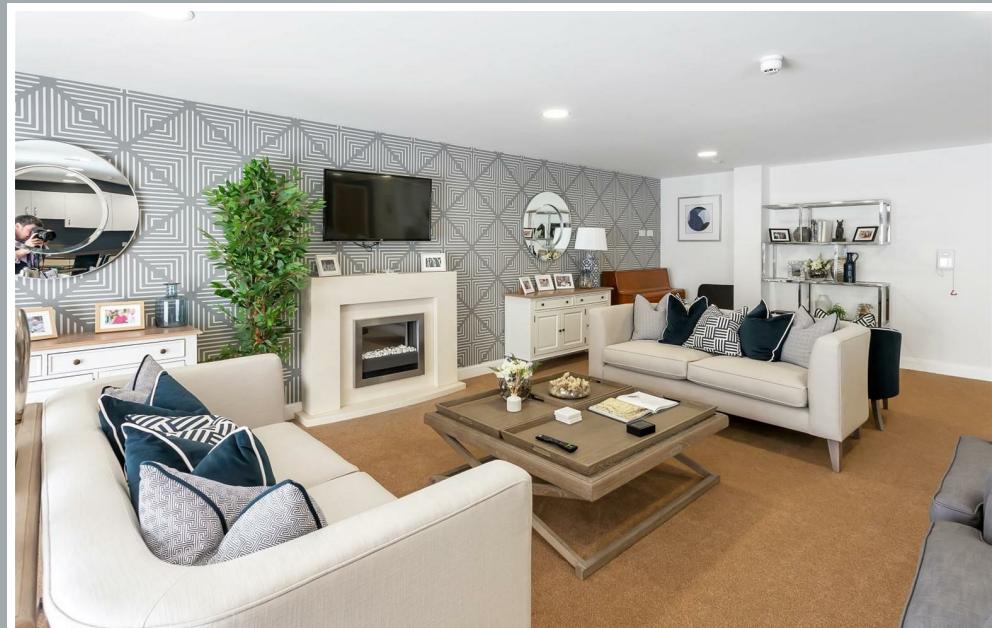
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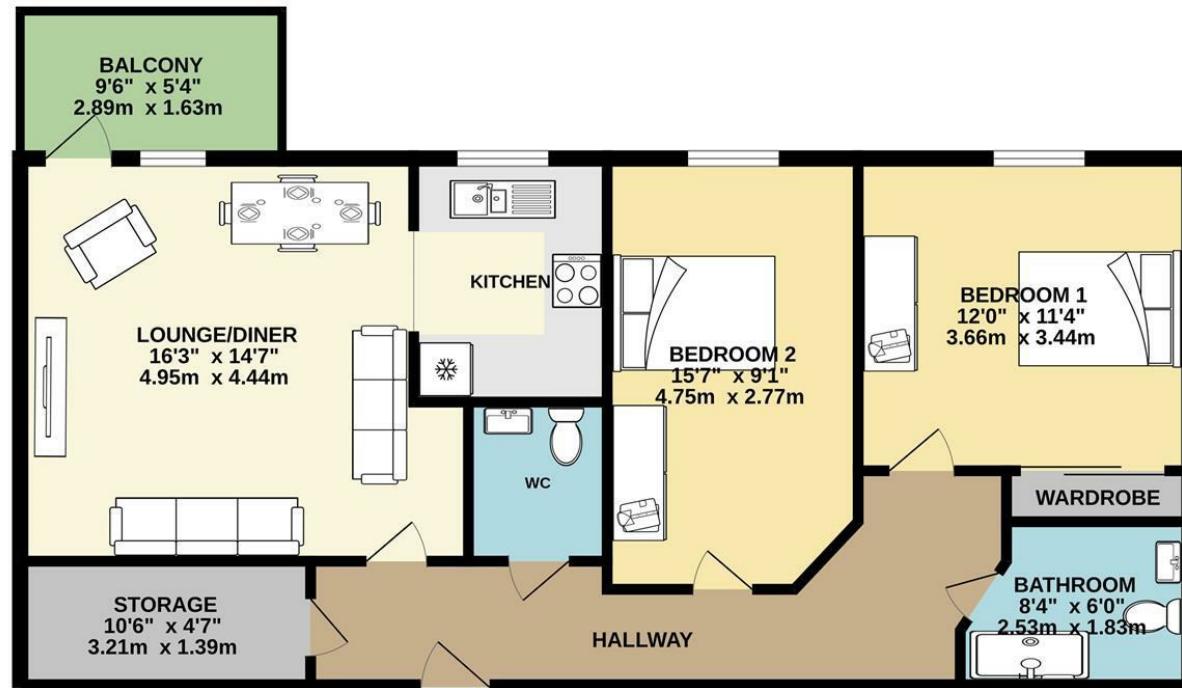


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GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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 indicative purposes only and should not be used as such by any prospective purchaser. The services, rooms and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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