



Edward House Pegs, Lane, HERTFORD, SG13 8FQ



Welcome to Edward House Pegs Lane, HERTFORD

A bright, spacious, and larger-than-average two double bedroom, two bathroom first-floor assisted living apartment, exclusively for the over 70's, ideally located just a short stroll from Hertford town centre, Hertford East railway line, and a range of local shops and amenities. This well-presented apartment offers a generous living and dining room with direct access to a private balcony, creating a perfect space to relax or entertain. The modern fitted kitchen comes complete with integrated appliances, while the two bathrooms include a contemporary wet room as well as an additional separate cloakroom for convenience. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a walk-in wardrobe. There is also a large storage cupboard, offering excellent versatility and potential for alternative use. Further benefits include double glazing, underfloor electric heating throughout, a long lease, and lift access within the development.



-Accommodation Overview-

Entrance Hall

Separate Toilet

Large Store Room

12' 4" max x 4' 7" max (3.76m max x 1.40m max)

Reception Room

20' 6" x 12' 3" (6.25m x 3.73m)

-Private Balcony-

Kitchen:

10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom One:

17' 1" x 10' (5.21m x 3.05m)

Bedroom Two

13' 7" max x 10' 10" max (4.14m max x 3.30m max)

Wet Room

-Exterior-

Communal Gardens

Well-kept communal gardens for all residents to enjoy.

Parking

Residents' car park.

Facilities:

The development offers an extensive range of facilities to include:

Bistro restaurant with table service, hairdressers, nail salon, guest suite for overnight visitors, communal lounge with Wi-Fi, mobility scooter charging points, lift access to all floors, 24 hr emergency call system and care staff on site 24 hrs a day.



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Welcome to Edward House Pegs Lane, HERTFORD

- Well Presented Two Bedroom First Floor Apartment Exclusively For The Over 70's
- 24 Hour On Site Manager / Laundry Room / On Site Bistro & Guest Suite For Family and Friends
- Landscaped Communal Gardens & Long Lease
- Lift Access
- Lounge With Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £13,886.88 Yearly

Ground Rent: £1,000 Yearly

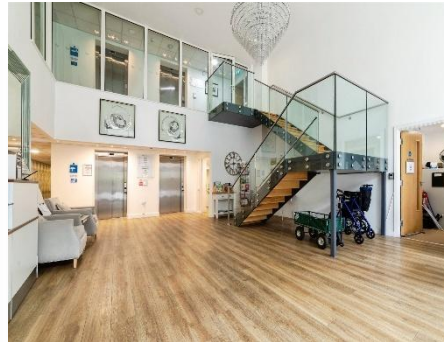
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 89.6 m² (965 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108254 - 0002

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