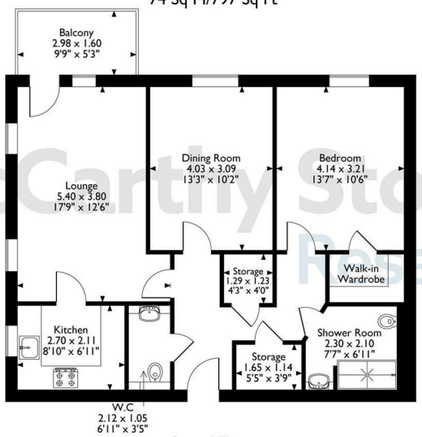
Excellent

Trustpilot

McCarthy & Stone
Resales.

32 Edward House, Pegs Lane, Hertford, Hertfordshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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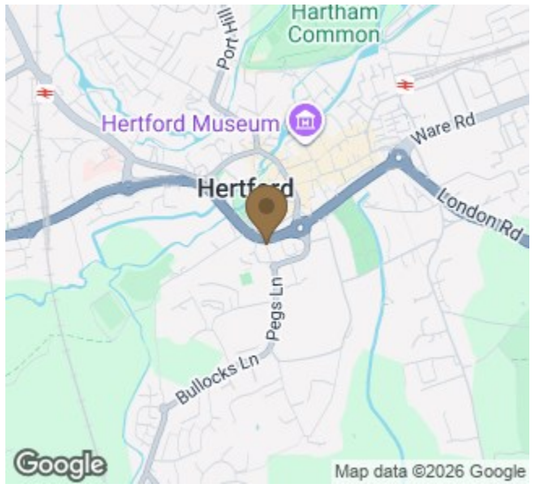

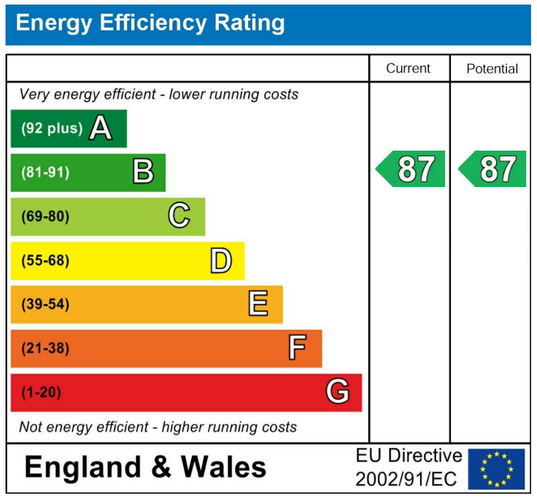

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

32 Edward House

Pegs Lane, Hertford, SG13 8FQ

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Edward House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £385,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Onsite table service bistro
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Local amenities are close to the development
- Landscaped gardens
- Guest suite for family and friends
- Estates manager + 24-hour on-site staffing
- Wi-Fi in homeowners lounge + function room
- Laundry room
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- Call Resales on 0345 5564104 to book a viewing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Edward House, Hertford

2 | 1 | Asking price £385,000

Edwards House
Edward House features purpose built apartments, exclusively for those over 70. The apartments feature a modern bedroom, kitchen and living room, as well as fire detection equipment, an intruder alarm and a camera entry system that can be used with a standard TV.

The complex also has an on-site car park, landscaped gardens, bistro restaurant, 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. Retirement Living PLUS - Luxurious and low maintenance private apartments in great locations, exclusive to the over the 70's. Benefit from an onsite restaurant or bistro, plus the option of bespoke domestic and personal care packages

Hertford is considered one of the best places to live in the UK and the McCarthy Stone Retirement Living PLUS development boasts an enviable position right in front of the Hertford Castle. You'll also be within walking distance to everything Hertford has to offer, including a variety of shops, restaurants and pubs in the town centre, just moments away.

Development Highlights
~ Local amenities are close to the development
~ Bright and airy Wellness Suite coming soon
~ Spacious communal lounge
~ Fantastic bistro style restaurant serving hot food and snacks
~ Beautiful sunny landscaped gardens with communal patio
~ Friendly qualified team on site 24/7, 365 days a year

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage/airing cupboard with shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom are located in the hall. Doors lead to the lounge, bedrooms and shower room.

Lounge
Beautifully bright and spacious room with the benefit of a dual aspect allowing lots of natural light in and incorporating a French door leading to a sheltered walk out balcony which provides rear garden views and has enough room for a bistro set. The room is neutrally decorated allowing you to make it your own. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two ceiling light points and a range of raised power sockets.

Kitchen
Modern kitchen with a range of base and wall units finished in a white high gloss and roll edge work surfaces with matching splash back. The stainless steel sink unit with drainer, is positioned below the window. Built in waist height electric oven with microwave above and four ring hob with extractor hood. Integrated fridge and freezer. Central ceiling light point and under wall unit lighting.

Master Bedroom
A generously sized double bedroom with a full length window providing a garden outlook. The room has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light point and a range of raised power sockets. Emergency pull-cord.

Bedroom Two
Double second bedroom which is currently being used as a dining room. The room also has a full length window with attractive views over the rear garden. Ceiling light point and a range of raised power sockets.

Shower Room
A modern purpose built wet room with walk in shower fitted with grab rails and curtain. Wall hung WC with concealed cistern. Wash hand basin and vanity unit with fitted mirror above. Emergency pull-cord.

Service Charge (breakdown)
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £14,490.43 for financial year ending 30/06/2027
Check out benefits you may be entitled to..

Parking
This apartment comes with an allocated parking space.

Lease Information
Lease : 999 years from 1st Jan 2018
Ground rent: £435 per annum
Ground rent review: 1st Jan 2033

Moving Made Easy & Addional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage