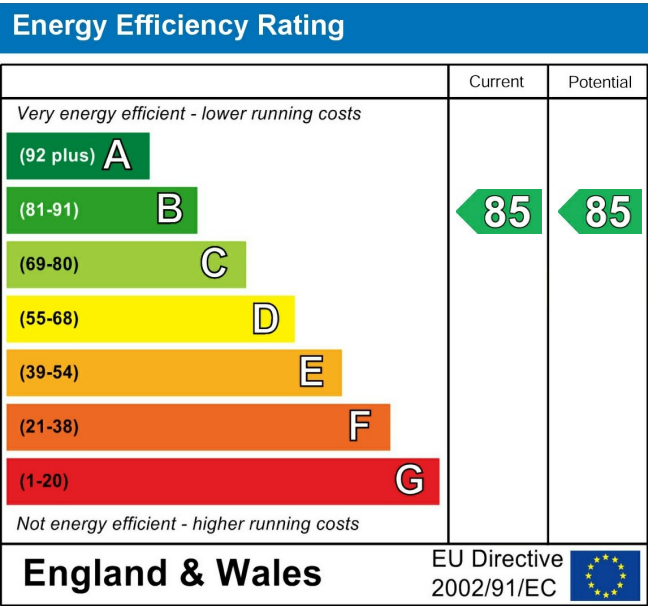
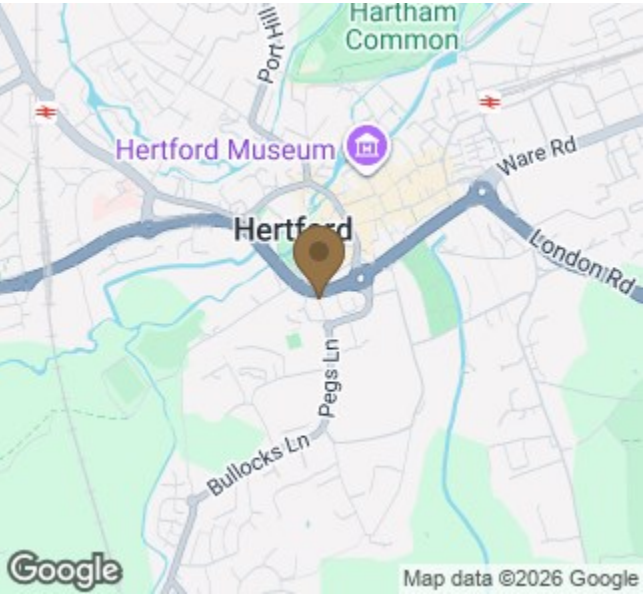
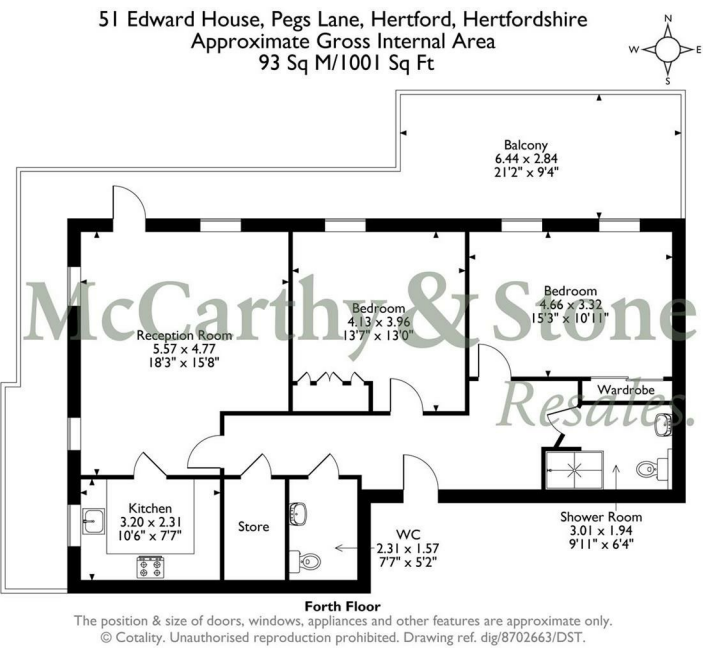




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



51 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 51 Edward House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £490,000
Leasehold

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

Why you'll love living here:

- Wraparound balcony with views of Hertford Castle
- 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
- Onsite table service bistro
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

51 Edward House, Hertford

2 | 1 | Asking price £490,000

Edward 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

Apartment Overview

This beautifully presented two bedroom apartment is situated on the top floor which can be easily accessed by two lifts which are nearby. The apartment features a stunning wraparound balcony that boasts views of Hertford Castle.

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, bedroom and wet room.



Lounge

Beautifully bright and spacious room with a double glazed door that opens out onto the incredibly spacious balcony. The room provides ample space for dining. Two ceiling light points. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. A range of raised power sockets. Glazed wooden door opening to separate kitchen.

Kitchen

The kitchen is offered in a like new condition. There are a range of base and wall units finished in a modern white high gloss. The wall units have under unit spot lighting. Roll edge work surfaces with matching splash back. The stainless steel sink unit with drainer, is positioned in front of the double glazed 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. Tiled floor.

Bedroom

A generously sized double bedroom with a walk-in wardrobe with shelving and hanging rails. Ceiling light points. TV and telephone point. A range of raised power sockets. Emergency pull-cord.

Wet Room

A modern purpose built wet room with walk in shower fitted with grab rails. Wall hung WC with concealed cistern. Wash hand basin. A fitted mirror is positioned above the wash basin. Emergency pull-cord.

Second Bedroom

A good-sized second bedroom, that can be used as a separate dining room or study. Ceiling light points. TV and telephone point. A range of raised power sockets. Emergency pull-cord.

Parking

Allocated parking space with the apartment.

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
- 24-hr 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..

Lease Information

Lease length: 999 years from 1st Jan 2018
Ground rent: £435
Ground rent review: 1st Jan 2033

Moving Made Easy & Additional Information

- **Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living costs.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

