

shepherds

A better home  
moving experience



1 Edward House

Hertford, SG13 8FQ

Price Guide £240,000



## 1 Edward House

Hertford, SG13 8FQ

CHAIN FREE | 991-Year Lease |  
McCarthy Stone Retirement Living  
Plus

Enjoy the perfect blend of independence, comfort and peace of mind in this beautifully presented one-bedroom first floor apartment, situated within the highly regarded Edward House retirement development in the very heart of Hertford.

Exclusively for the OVER 70'S, this stylish apartment offers bright, well-proportioned accommodation with a spacious double bedroom featuring fitted wardrobes, a modern fitted kitchen, generous dual-aspect living room and a contemporary wet room. Further benefits include an impressive 991 years remaining on the lease, offering long-term security and peace of mind.

Residents enjoy an outstanding range of on-site facilities including a welcoming homeowners' lounge, bistro-style restaurant, landscaped communal gardens, wellness suite, guest suite, lifts to all floors and an on-site management team with 24-hour emergency response, allowing you to maintain an independent lifestyle with support whenever required.

Perfectly positioned opposite Hertford Castle this chain-free apartment presents a superb opportunity to join one of Hertford's most sought-after retirement communities.



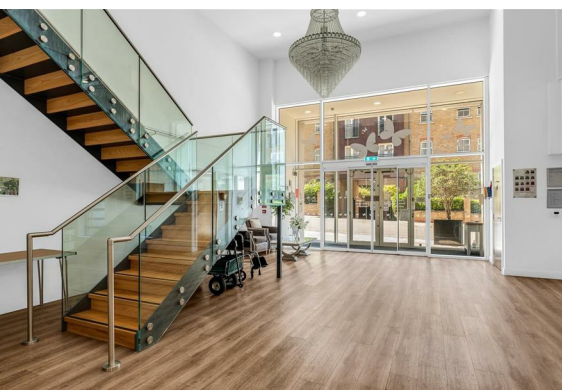


- CHAIN FREE one-bedroom first floor retirement apartment
- 991 years remaining on the lease, providing exceptional long-term security
- Exclusive McCarthy Stone Retirement Living Plus development for the over 70s
- Spacious dual-aspect living room filled with natural light
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with fitted mirrored wardrobes
- Contemporary accessible shower room with walk-in shower
- Lift access to all floors, secure entry system and 24-hour emergency call facilities
- Superb residents' amenities including a homeowners' lounge, bistro-style restaurant, wellness suite, landscaped gardens and guest suite
- Prime town centre location opposite Hertford Castle

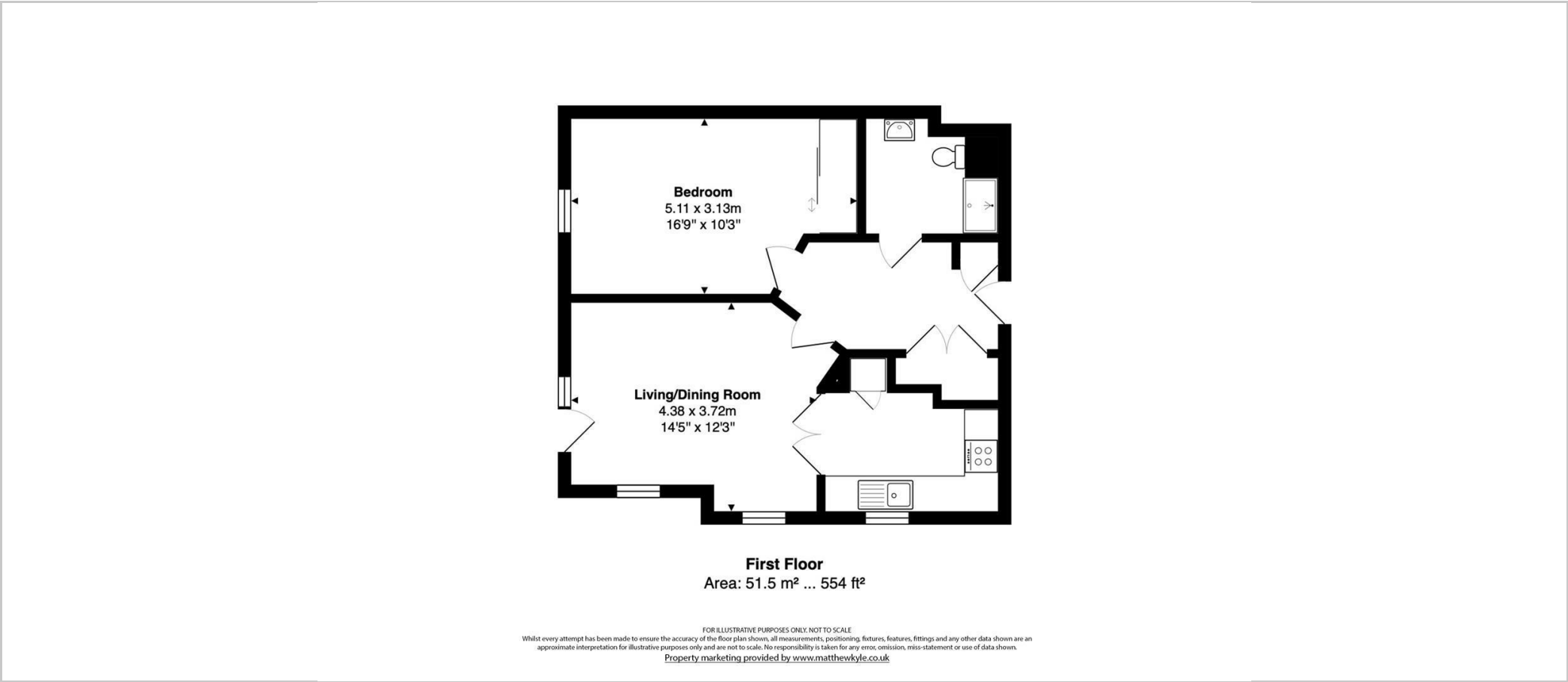
#### Tenure

Leasehold - 991 years remaining

Service Charge - £869.74 per month



Floor Plan

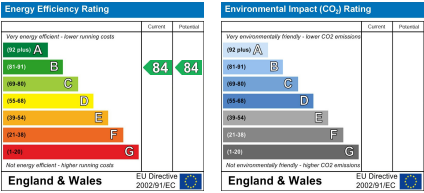


Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure  
Leasehold  
Council Tax Band:  
C

Energy Performance Graph



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