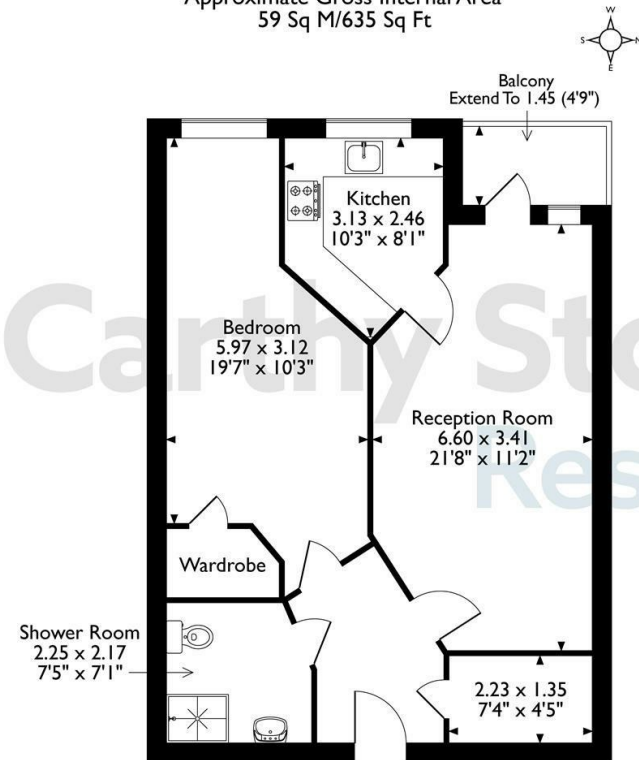


24 Edward House, Pegs Lane, Hertford, Hertfordshire  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 24 Edward House

Pegs Lane, Hertford, SG13 8FQ



**Asking price £260,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT - BOOK NOW!  
A bright and spacious one bedroom WEST facing apartment with a balcony. Edward House is a popular McCarthy Stone retirement living plus development with a modern onsite bistro restaurant with table service serving delicious meals. One house of domestic assistance included per week.  
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE-

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Edward House, Pegs Lane, Hertford

## 1 Bed | £260,000

### ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT

#### 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, bedroom and wet room.

#### Lounge

Beautifully bright and spacious west facing room with a French doors which allow lots of natural light in and leads to a sheltered

walk out balcony overlooking the front elevation. The room provides ample space for dining and has a feature electric fire with surround which acts as an attractive focal point. TV point with Sky+ connectivity (subscription fees may apply), Telephone point, two ceiling light points and a range of raised power sockets. Glazed wooden door opening to separate kitchen.

#### Kitchen

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

#### Bedroom

A generously sized double bedroom with a walk in wardrobe with shelving and hanging rails. This room has a full length west facing window allowing lots of natural light in. TV and telephone point, ceiling light point and 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 and curtain. Wall hung WC with concealed cistern. Wash hand basin with a fitted mirror positioned 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

The Annual Service charge is £10,436.84 for financial year ending 30/06/2026.

Ask about our free entitlements service to find out what benefits you may be entitled to.

#### Lease Information

Lease: 999 years from 1st Jan 2018

Ground rent: £435 per annum

Ground rent review: 1st Jan 2033

#### Moving Made Easy & Additional 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.
- 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

