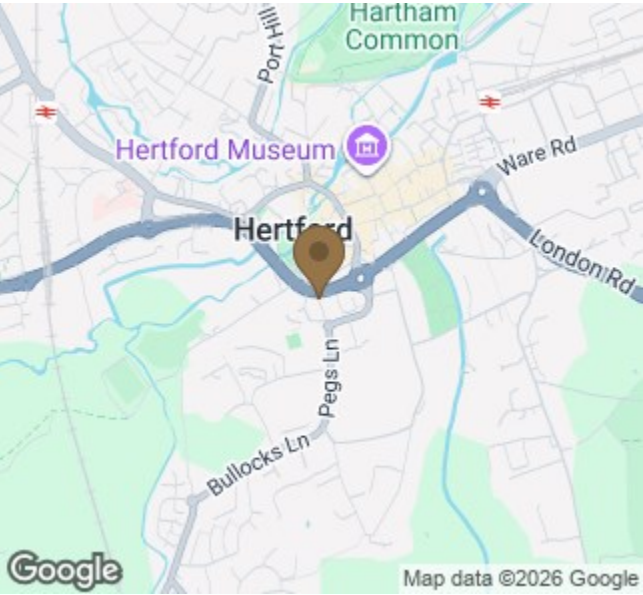
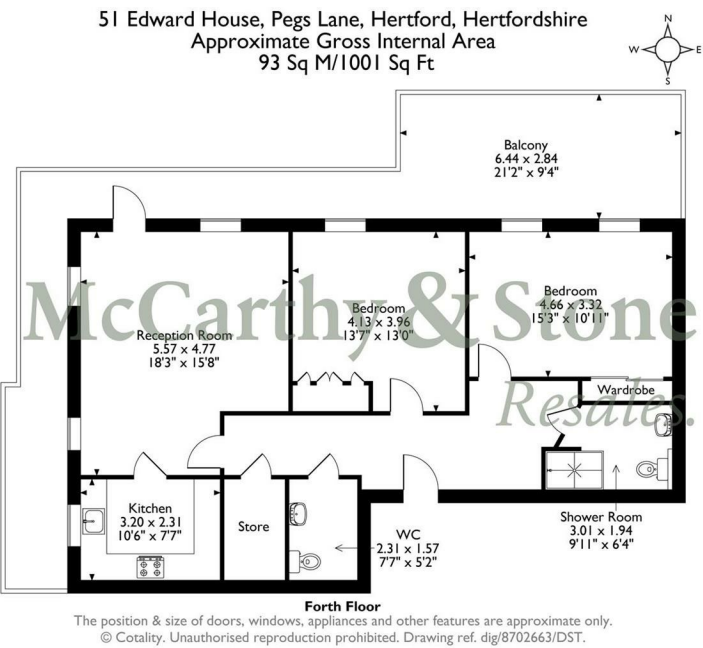




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



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)
- 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.

Parking

Allocated parking space with the apartment.

Care & Support 3

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Edward House we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed

- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Edward House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens 1

Edward House boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Service Charge (RLP)

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.

Annual Service charge: £14,490.43 for financial year ending 30/06/2027.

Check out benefits you may be entitled to.

Social Lifestyle

The Communal Lounge is at the heart of the community at Edward House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Edward House on a regular basis and always happy to welcome new clients.

Additional Information & Services

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

Moving Made Easy

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 speak with our Property Consultant today.

Lease Information

Lease: 999 years from 1st Jan 2018

Ground rent: £435 per annum

Ground rent review: 1st Jan 2033

