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A better home
moving experience

40 Edward House

Hertford, SG13 8FQ

Price Guide £280,000

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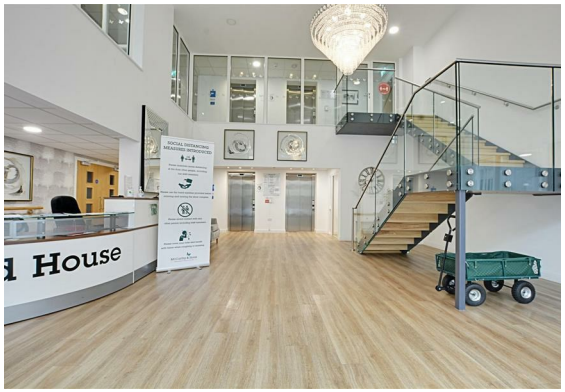
40 Edward House

Hertford, SG13 8FQ

OFFERED CHAIN FREE and with SUPERB VIEWS and OUTLOOK over Hertford Town Centre and castle grounds. An immaculately presented one double bedroom third floor retirement apartment set within this highly desirable McCarthy and Stone development built in just 2018. This modern apartment is exclusively available to the over 70's and offers well specified accommodation throughout to include under floor heating and with spacious 25' sitting room with Juliet style balcony with far reaching views, a contemporary gloss white kitchen with a range of integrated appliances, bedroom with walk in wardrobe and a modern wet room. The development offers an extensive range of amenities to residents to include communal lounge, bistro restaurant with table service, onsite shop, attractive landscaped gardens with patio, guest suite for overnight visitors and mobility scooter charging points.

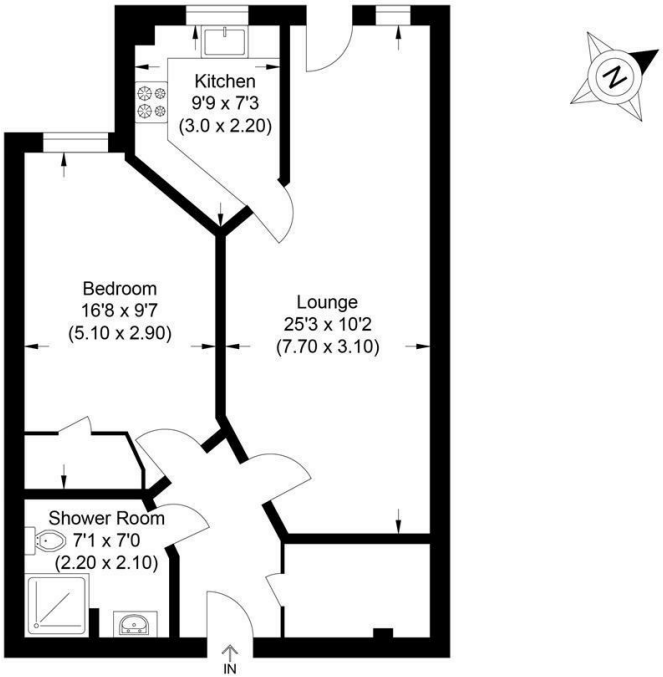


- One bedroom retirement apartment
- CHAIN FREE!
- Contemporary gloss white kitchen
- Communal facilities
- 25' Living Room
- Luxury McCarthy and Stone development
- Location Via What 3 Words: obey.torn.pinch

Tenure
Leasehold - 993 years remaining
Service Charge - £7,247 per annum

Floor Plan

Approximate Gross Internal Area
53.0 sq m / 570.48 sq ft



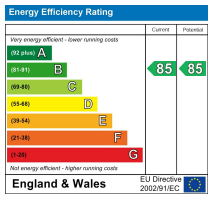
Third Floor

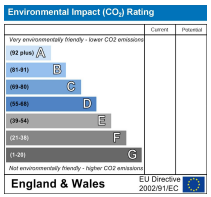
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

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

Energy Performance Graph





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