

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.



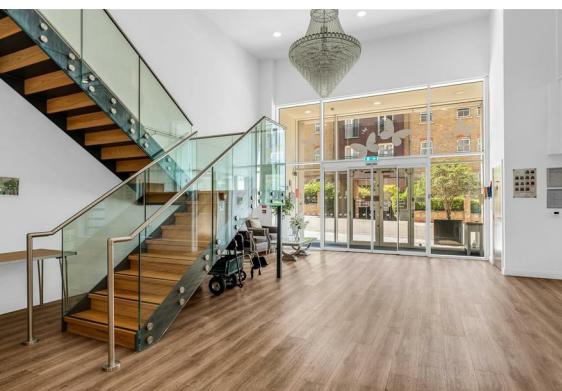


- CHAIN FREE one-bedroom first floor retirement apartment
- 991 years remaining on the lease, providing exceptional long-term security
- Exclusive McCarthy Stone Retirement Living Plus development for the over 70s
- Spacious dual-aspect living room filled with natural light
- Modern fitted kitchen with 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



**First Floor**  
Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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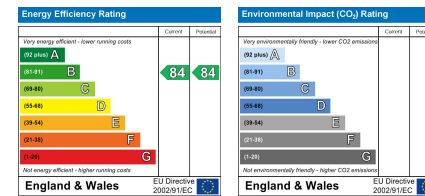
## Viewing

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

## Energy Performance Graph



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