



**Edward House Pegs, Lane, HERTFORD, SG13 8FQ**



## Welcome to Edward House Pegs Lane, HERTFORD

A bright, spacious, and larger-than-average two double bedroom, two bathroom first-floor assisted living apartment, exclusively for the over 70's, ideally located just a short stroll from Hertford town centre, Hertford East railway line, and a range of local shops and amenities. This well-presented apartment offers a generous living and dining room with direct access to a private balcony, creating a perfect space to relax or entertain. The modern fitted kitchen comes complete with integrated appliances, while the two bathrooms include a contemporary wet room as well as an additional separate cloakroom for convenience. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a walk-in wardrobe. There is also a large storage cupboard, offering excellent versatility and potential for alternative use. Further benefits include double glazing, underfloor electric heating throughout, a long lease, and lift access within the development.



## -Accommodation Overview-

### Entrance Hall

### Separate Toilet

### Large Store Room

12' 4" max x 4' 7" max (3.76m max x 1.40m max )

### Reception Room

20' 6" x 12' 3" (6.25m x 3.73m )

## -Private Balcony-

### Kitchen:

10' 3" x 7' 8" (3.12m x 2.34m)

### Bedroom One:

17' 1" x 10' ( 5.21m x 3.05m)

### Bedroom Two

13' 7" max x 10' 10" max (4.14m max x 3.30m max)

### Wet Room

## -Exterior-

### Communal Gardens

Well-kept communal gardens for all residents to enjoy.

### Parking

Residents' car park.

### Facilities:

The development offers an extensive range of facilities to include:

Bistro restaurant with table service, hairdressers, nail salon, guest suite for overnight visitors, communal lounge with Wi-Fi, mobility scooter charging points, lift access to all floors, 24 hr emergency call system and care staff on site 24 hrs a day.



**view this property online** [williamhbrown.co.uk/Property/HFD108254](http://williamhbrown.co.uk/Property/HFD108254)



# Welcome to Edward House Pegs Lane, HERTFORD

- Well Presented Two Bedroom First Floor Apartment Exclusively For The Over 70's
- 24 Hour On Site Manager / Laundry Room / On Site Bistro & Guest Suite For Family and Friends
- Landscaped Communal Gardens & Long Lease
- Lift Access
- Lounge With Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £13,886.88 Yearly

Ground Rent: £1,000 Yearly

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

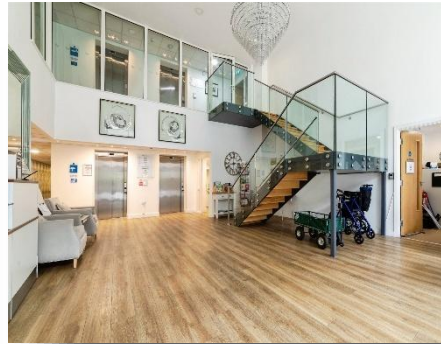


Total floor area 89.6 m<sup>2</sup> (965 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Guide Price

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFD108254](http://williamhbrown.co.uk/Property/HFD108254)



Property Ref:  
HFD108254 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**william h brown**



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**