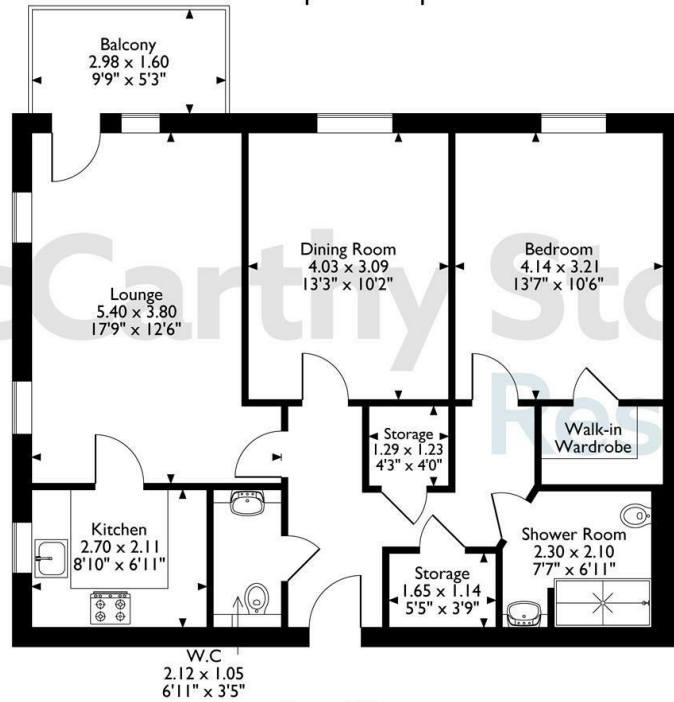
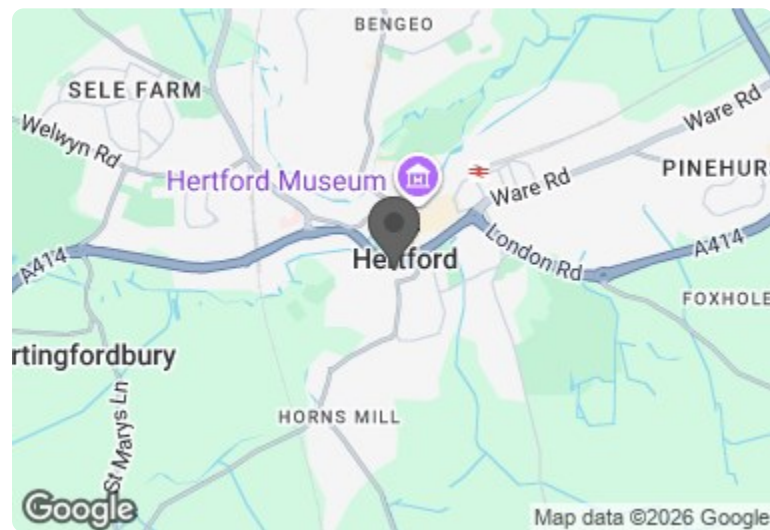


32 Edward House, Pegs Lane, Hertford, Hertfordshire  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(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	

**32 Edward House**

Pegs Lane, Hertford, SG13 8FQ



**PRICE REDUCTION**

**Asking price £425,000 Leasehold**

A beautifully presented TWO BEDROOM second floor apartment with a WALKOUT BALCONY overlooking the REAR GARDENS within Edward House a McCarthy Stone retirement living plus development with onsite restaurant, communal lounge, salon and 24/7 staffing and domestic assistance.

**\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\***

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

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



# Edward House, Peggs Lane, Gascoyne Way,

## 2 Bed | £425,000

**PRICE  
REDUCED**

### 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, bedrooms and shower room.

### Lounge

Beautifully bright and spacious room with the benefit of a dual aspect allowing lots of natural light in and incorporating a French door leading to a sheltered walk out balcony which provides rear garden views and has enough room for a bistro set. The room is neutrally decorated allowing you to make it your own. TV point

with Sky+ connectivity (subscription fees may apply), telephone point, two ceiling light points and a range of raised power sockets.

### Kitchen

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

### Master Bedroom

A generously sized double bedroom with a full length window providing a garden outlook. The room has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone point, ceiling light point and a range of raised power sockets. Emergency pull-cord.

### Bedroom Two

Double second bedroom which is currently being used as a dining room. The room also has a full length window with attractive views over the rear garden. Ceiling light point and a range of raised power sockets.

### Shower 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 and vanity unit with fitted mirror 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £13,886.88 for financial year ending 30/06/2026

Check out benefits you may be entitled to..

### Parking

This apartment comes with an allocated parking space.

### 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 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

