

55 Edward House

Pegs Lane, Hertford, SG13 8FQ

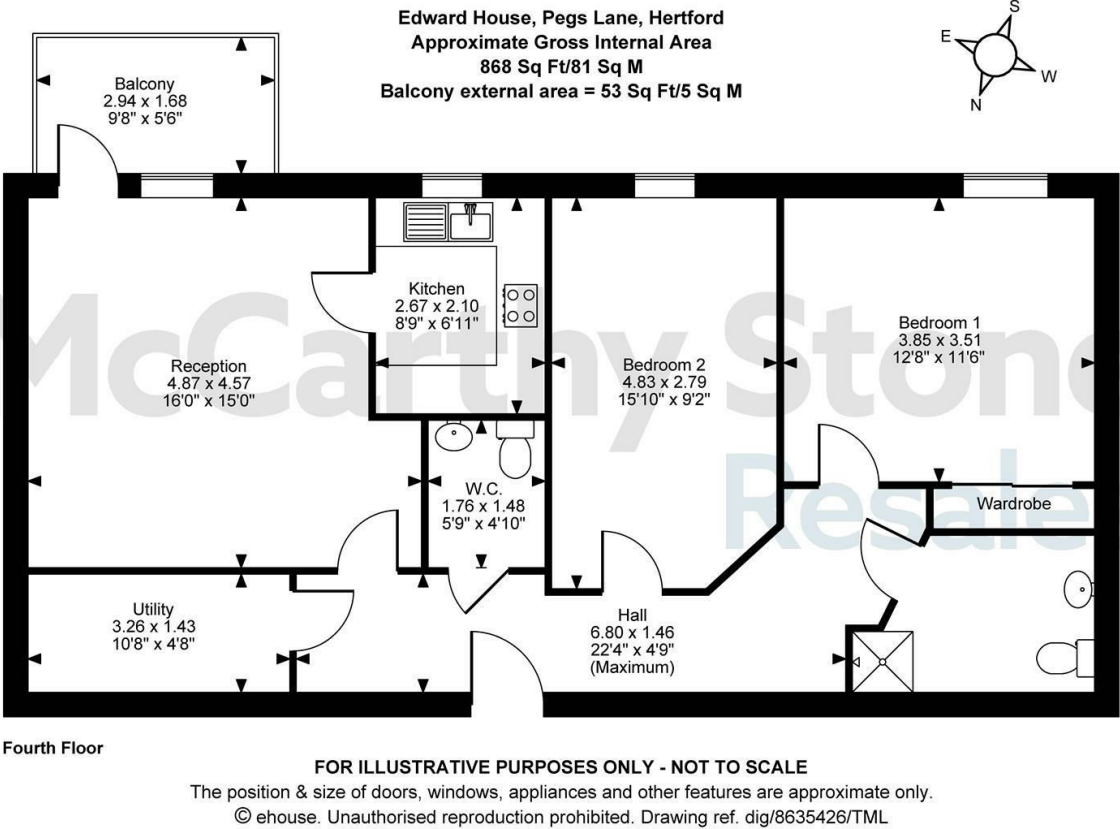


Asking price £480,000 Leasehold

A Beautifully bright SOUTH FACING PENT HOUSE apartment with two bedrooms and outlook towards the GARDENS within a desirable MCCARTHY STONE retirement living plus development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Edward House, Peggs Lane, Gascoyne Way, Hertford

## 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 situated on the fourth floor with a balcony overlooking the communal gardens towards the rear. The apartment is neutrally decorated throughout enabling buyers to 'make it their own!' Underfloor heating throughout. \*viewings advised\*

## 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 large 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 wet room.



## Lounge

Beautifully bright and spacious room with a sunny south facing aspect, the room allows lots of natural light in from the French door which leads onto the garden facing balcony large enough to house a bistro set. The room provides ample space for dining. Two ceiling light points, TV point with Sky+ connectivity (subscription fees may apply), telephone point and a range of raised power sockets. Glazed wooden door opening to separate kitchen.

## Kitchen

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

## Master Bedroom

A generously sized bedroom with a full length window providing garden outlook and south aspect. The room has the benefit of a built in mirror fronted wardrobe. Ceiling light point, TV and telephone point and a range of raised power sockets. Emergency pull-cord.

## Bedroom Two

Double second bedroom also with a full length window providing garden outlook and south aspect. This room could also be used for dining, or a hobby / study room. Ceiling light point and a range of raised power sockets. Emergency pull-cord.

## Wet Room

Fully fitted modern wet room style with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Slip resistant flooring. Emergency pull cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system



# 2 Bed | £480,000

- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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 House Manager.

Service charge: £12,650.52 per annum (for financial year end 30/06/2025)  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Lease length: 999 years from 1st Jan 2018  
Ground rent: £510 per annum  
Ground rent review: 1st Jan 2033

## 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 that can assist with service charges or living costs.
- 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.

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