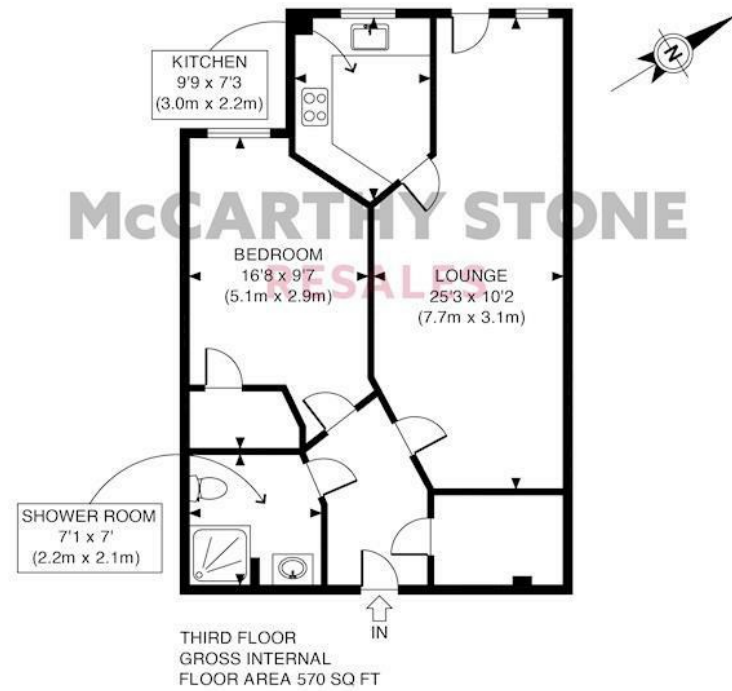


40 Edward House

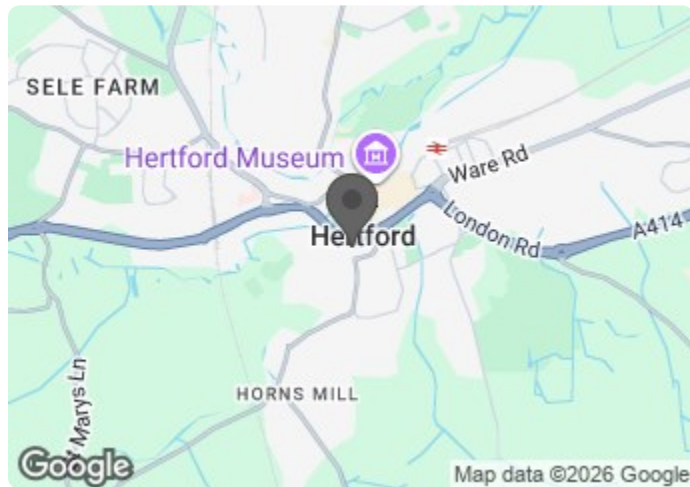
Pegs Lane, Hertford, SG13 8FQ



APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M
Ref: BHMC - 280222 Copyright photoplan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		



Asking price £280,000 Leasehold

Join us for coffee & cake at our Open Day - Thursday 23rd April 2026 - from 10am to 4pm - BOOK YOUR PLACE TODAY!

ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT - BOOK NOW!

- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE-
A bright and spacious one bedroom retirement apartment with a Juliet balcony. Edward House has a modern onsite bistro restaurant with table service and one house domestic assistance included per week.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Edward House, Peggs Lane, Gascoyne Way, Hertford

ENJOY LUNCH ON US WHEN YOU VIEW THIS APARTMENT

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

Apartment Overview

This beautifully presented one bedroom apartment is situated on the third floor which can be easily accessed by two lifts which are nearby. 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 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, bedroom and wet room.

Lounge

Beautifully bright and spacious room with a double glazed doors which open inwards to expose a Juliet balcony which allow lots of natural light in. The room provides ample space for dining. Two ceiling light points. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. A range of raised power sockets. Glazed wooden door opening to separate kitchen.

Kitchen

The kitchen is offered in a like new condition. There are a range of base and wall units finished in a modern white high gloss. The wall units have under unit spot lighting. Roll edge work surfaces with matching splash back. The stainless steel sink unit with drainer, is positioned in front of the double glazed 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. Tiled floor.

Bedroom

A generously sized double bedroom with a walk in wardrobe with shelving and hanging rails. This room has a full length window. Ceiling light points. TV and telephone point. A range of raised power sockets. Emergency pull-cord.

Wet Room

A modern purpose built wet room with walk in shower fitted with grab rails. Wall hung WC with concealed cistern. Wash hand basin. A fitted mirror is positioned above the wash basin. 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
- Upkeep of gardens and grounds

1 bed | £280,000

- 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: £10,436.84 per annum (for financial year end 30/06/2026)

Entitlements Service Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

Lease Information

Lease length: 999 years from 1st Jan 2018

Ground rent: £435

Ground rent review: 1st Jan 2033

Additional Service

- **Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living costs.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

