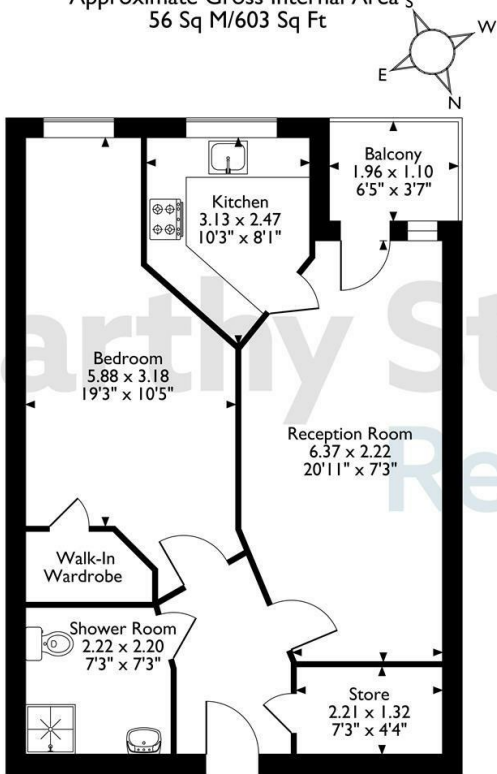


37 Edward House, Pegs Lane, Hertford, Hertfordshire
Approximate Gross Internal Area s
56 Sq M/603 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances anprohibitedd other features are approximate only.
© ehouse. Unauthorised reproduction . Drawing ref. d/g/8651783/D5T.

Council Tax Band: D



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	

37 Edward House

Pegs Lane, Hertford, SG13 8FQ



Asking price £274,995 Leasehold

Beautifully bright and spacious one bedroom SOUTH WEST facing apartment situated on the third floor with the benefit of a WALK OUT BALCONY. Positioned within a popular MCCARTHY STONE retirement living plus development with on-site restaurant and 24-7 staffing. ~CAR PARKING SPACE~

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

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.



Edwards House, Pegga 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
 - ~ 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

The Apartment
A beautiful purpose built one bedroom retirement apartment suited on the third floor positioned on the third floor which can be access through both lift and stairs closeby. The apartment has a south west facing aspect of which the sunny days can be enjoyed on the walk out balcony from the lounge. The apartment has the benefit of a quiet position with no neighbours next door.

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 shower room.

Lounge / Dining Room
The spacious lounge has a large window incorporating a French door which leads onto a sheltered walk out balcony large enough to house a bistro set to enjoy the sunny south westerly sun. The room provides ample space for dining. TV point with Sky+ connectivity (subscription fees may apply), telephone point, two decorative ceiling light points and a range of power sockets. Door opening to separate kitchen.

Kitchen
Beautifully modern kitchen with a range of base and wall units finished in white high gloss. Roll edge work surfaces with matching splash back. The stainless steel sink unit with drainer, is positioned in front of the south west facing window. Built in waist height (for minimum bend) electric oven with a microwave above. Four ring hob with extractor fan above. Integrated fridge and freezer. Central ceiling light point and blow base unit spot lighting. Tiled floor. Underfloor heating.

Bedroom
A generously sized double bedroom with a large full length window allowing lots of natural light in from the sunny south west facing aspect. Door leads to a built in wardrobe with shelving and hanging rails. TV and power points, ceiling light, range of power sockets and emergency pull-cord.

Shower Room
A modern purpose built wet room with walk in shower, curtain and grab rails. WC with concealed cistern. Wash hand basin with storage below and an illuminated mirror above Emergency pull-cord.

Lease Information
Lease: 999 years from 1st Jan 2018
Ground rent: £435 per annum
Ground rent review date: 1st Jan 2033

Service Charge

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Running of the on-site bistro
- Water rates for communal areas and apartments

1 Bed | £274,995

- Underfloor heating
 - Cleaning of communal windows
 - Electricity, heating, lighting and power to communal areas
 - 24 hour emergency call system
 - 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 Estate Manager.

Annual Service charge: £10,436.84 for financial year ending 30/06/2026.

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

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 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.

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

