



Pegs Lane, SG13 8FQ
Hertford





kings
GROUP

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Kings Group are Delighted to present this SOUGHT AFTER CHAIN FREE, TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT. (OVER 70'S ONLY)

Welcome to this spacious and well-presented two-bedroom first-floor retirement apartment, perfectly designed for comfortable and convenient living in a friendly community setting. Step inside the welcoming entrance hall, which immediately gives a sense of space and light. To your right is a useful storage cupboard, ideal for coats, shoes, and household essentials. To your left, you'll find a separate WC, perfect for guests, followed by the main bathroom, fitted with a modern suite and easy-access features for convenience and safety.

Both bedrooms are set quietly to the rear of the property, providing a peaceful retreat. The master bedroom offers generous proportions and ample wardrobe space, while the second bedroom makes an excellent guest room, hobby space, or study. To the right of the hallway, you enter the heart of the home — a bright and spacious open-plan lounge and kitchen area. This well-designed living space offers plenty of room for both seating and dining, complemented by a contemporary fitted kitchen with integrated appliances and ample storage. From the lounge, patio doors open onto a private balcony, providing a lovely spot to sit and enjoy the fresh air and views — the perfect place to relax with a morning coffee or evening drink.

Residents also benefit from an excellent range of on-site facilities designed to make life easier and more enjoyable. These include:

A residents' car park for convenience and peace of mind, Beautifully landscaped communal gardens to enjoy throughout the year, A welcoming bistro-style restaurant, ideal for socialising or dining with friends, A comfortable communal lounge with Wi-Fi access and a patio area, perfect for relaxing or meeting neighbours, A well-appointed guest suite available for visiting family and friends, Lift access to all floors for easy mobility.

£470,000



- TWO BEDROOM RETIREMENT FLAT
- 992 YEAR LEASE REMAINING
- ONSITE BISTRO
- 24 HOUR ON SITE STAFFING
- PRIVATE BALCONY

- LEASEHOLD
- GUEST SUITE FOR FAMILY AND FRIENDS
- LANDSCAPED COMMUNAL GARDENS
- OVER 70'S
- LIST ACCESS

Location

Edward House is very well-placed for someone who values town-centre living with strong transport links, a walkable location and access to amenities, yet still within a building that feels like it's set apart for residential comfort. Its position on Pegs Lane offers ease of access without being in the very heart of the busiest retail zone, making it a strong choice for convenience and lifestyle. You'll find a variety of shops, cafés, and services within walking distance—being so close to the town centre means everyday conveniences are readily available. For recreation, heritage and local character feature strongly: Hertford offers historic architecture, riverside spots, and green spaces, all within a short walk. The immediate area around Pegs Lane is serviced and maintained, making it suitable for both local living and slightly more formal/residential-use properties.

Travel Links

Train access is very good: the nearest station (Hertford East station) is approximately 1 km away from SG13 8FQ. Road links are also favourable: Hertford sits off the A414 connecting the A1 and A10 corridors. Bus services and local stops are easily reachable from the address, making both local errands and wider travel convenient.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease Length - 992 Years

Ground Rent - £510 Per Annum

Service Charge - £13,886.88 Per Annum (Breakdown)


• Estate Manager who ensures the development runs smoothly

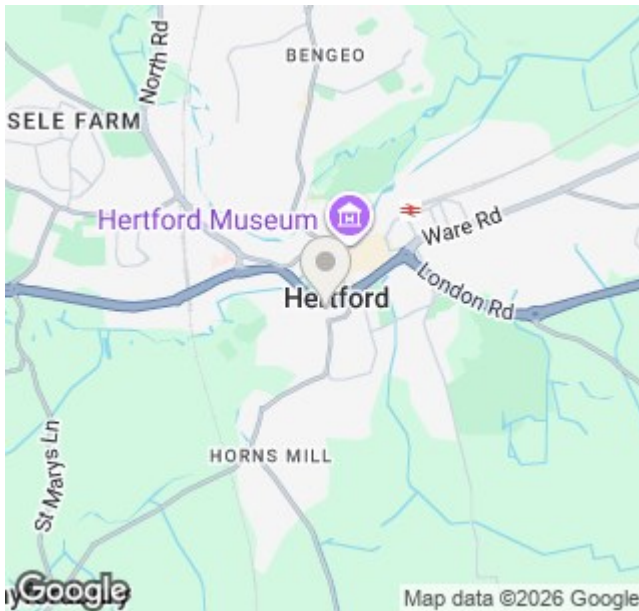
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs 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



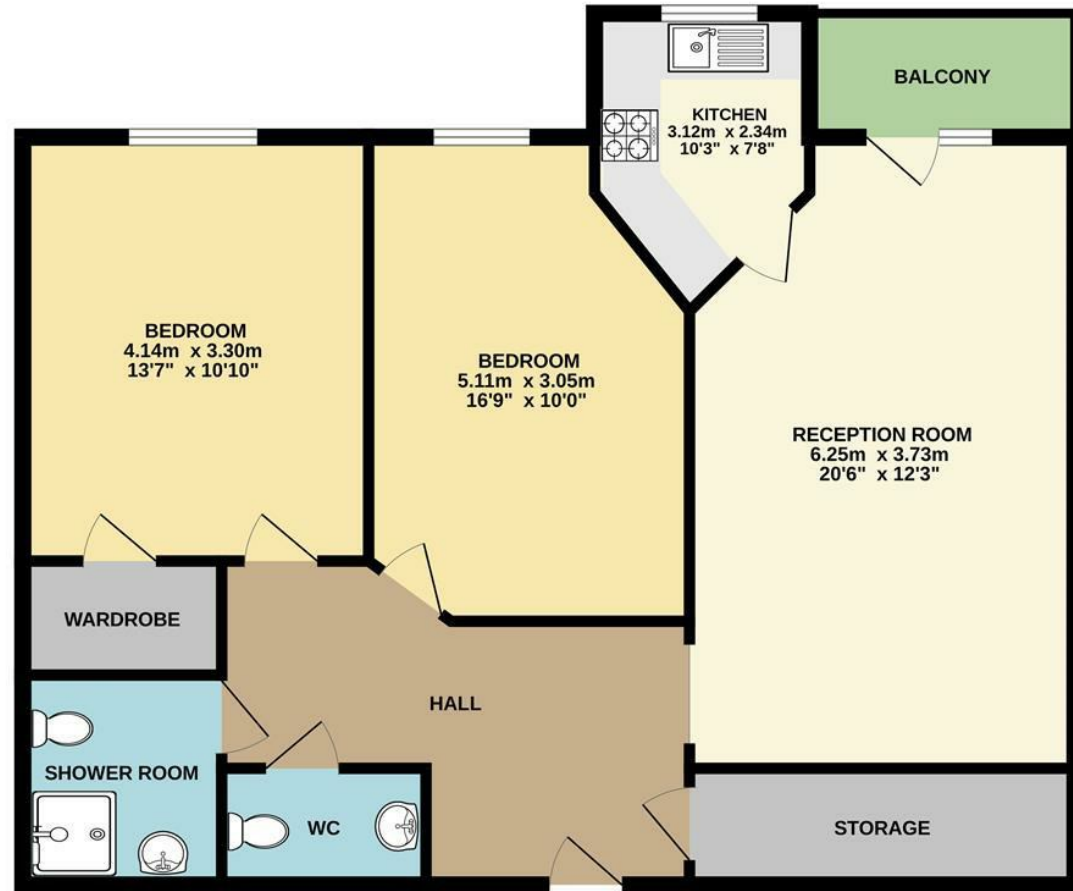


Energy Efficiency Rating

	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	



GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Whilst every attempt has been made to ensure the accuracy of the information provided, the agent does not warrant the accuracy of the information provided. The agent is not responsible for any loss or damage caused by the use of the information provided. The agent is not responsible for any loss or damage caused by the use of the information provided.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR

T: 01992 586570

E:

www.kings-group.net

