shepherds

A better home
moving experience

Sales Office →

42 Edward House
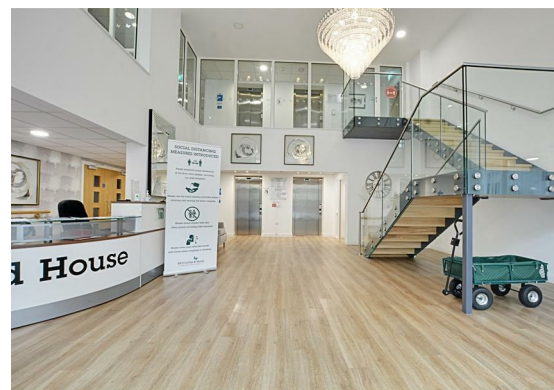### Hertford, SG13 8FQ
Price Guide £210,000

1   1   1   B

42 Edward House

Hertford, SG13 8FQ

SOLD BY SHEPHERDS - OFFERED CHAIN FREE. ONE OF THE BEST with SUPERB VIEWS and OUTLOOK. An immaculately presented one double bedroom third floor retirement apartment set within this highly desirable McCarthy and Stone development built in just 2018. Exclusively available to the over 70's this modern apartment offers well specified accommodation throughout to include under floor heating and with spacious 25' sitting room with Juliet style balcony with views towards Hertford Castle and beyond, a contemporary gloss white kitchen with a range of integrated appliances, bedroom with walk in wardrobe and a modern wet room. The development offers an extensive range of amenities to residents to include communal lounge, bistro restaurant with table service, onsite shop, attractive landscaped gardens with patio, guest suite for overnight visitors and mobility scooter charging points.
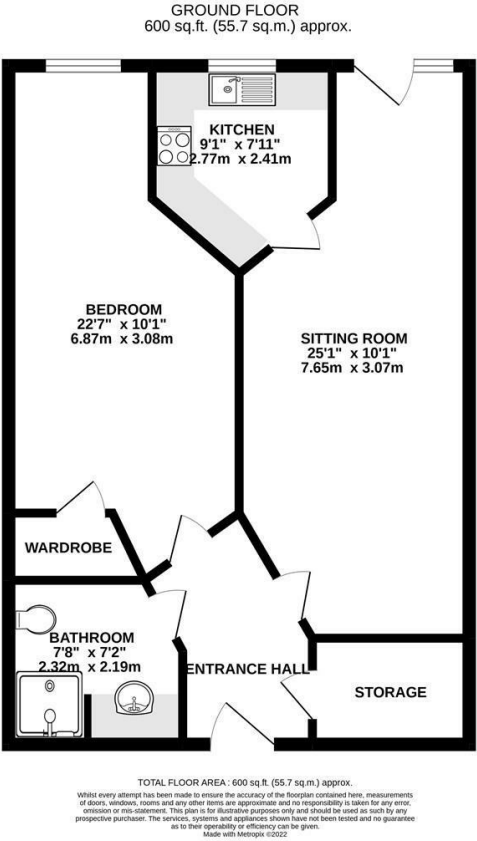
- One bedroom retirement apartment
- Luxury McCarthy and Stone development
- 25' sitting room
- Contemporary gloss white kitchen
- Communal Gardens
- Extensive range of residents facilities
- CHAIN FREE
- Location Via What 3 Words: obey.torn.pinch

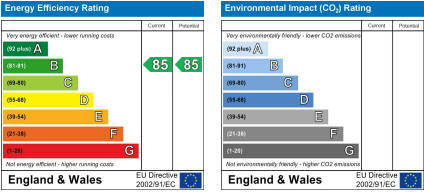Tenure
Leasehold - 995 years remaining

Floor Plan

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

KITCHEN
9'1" x 7'11"
2.77m x 2.41m

BEDROOM
22'7" x 10'1"
6.87m x 3.08m

SITTING ROOM
25'1" x 10'1"
7.65m x 3.07m

WARDROBE

BATHROOM
7'8" x 7'2"
2.32m x 2.19m

ENTRANCE HALL

STORAGE

TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	85	85
(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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk