

Lanes

ESTATE AGENTS

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Edward House Pegs Lane, Hertford, SG13 8FQ

£250,000

Stunning One Double Bedroom Third Floor Apartment - Set within the McCarthy and Stone development of Edward House, Exclusively available for the over 70s.

The property comprises of a spacious entrance hallway with walk in storage cupboard to the right. Large bedroom space with floor to ceiling window aspect allowing an abundance of natural light, walk in wardrobe space fitted with hanging rails and draw units. Spacious lounge space reaching to 25' with Juliet balcony providing stunning views of Hertford Castle and beyond. Modern white gloss kitchen with a range of fitted appliances and window providing further viewings. Wet room style bathroom with low level w/c, wash hand basin with vanity cupboard below and shower.

The property also benefits from a range of communal areas including a communal lounge, bistro restaurant with table service, onsite shop, landscaped gardens and patio area with seating, guest suite and mobility scooter charging points.



Entrance Hall

Walk In Storage Cupboard

Sitting Room

25'1" x 10'1" (7.65m x 3.07m)

Kitchen

9'1" x 7'11" (2.77m x 2.41m)

Wet Room

7'8" x 7'2" (2.34m x 2.18m)

Bedroom

22'7" x 10'1" (6.88m x 3.07m)

Walk In Wardrobe

Communal Facilities

Communal Garden

Agents Notes

Lease - 999 years from 2018 (993 years remaining)

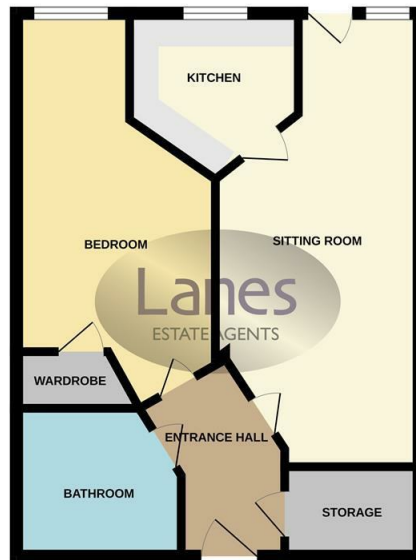
Service Charge - £8160 PA

The service charge includes cleaning of communal areas and windows, water rates for apartment and communal area, electricity, heating, 24 hour emergency call system, upkeep of grounds and buildings insurance.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 inspected and no guarantee is given for their operation or efficiency. Made with Metropix 3.0.0.0

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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