

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

**EDWARD HOUSE, PEGS LANE
HERTFORD, HERTFORDSHIRE, SG13 8FO.**

Retirement Living for The Over 70's

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
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Offering independence and peace of mind, Edward House is a purpose built McCarthy Stone development and complex, exclusively catering for residents over 70 years young! Offering brilliant personal and domestic care packages. This stunning bright and airy dual aspect, double bedroom apartment is located on the second floor of this luxury complex and boasts views over Hertford Castle and the historic market town of Hertford.

Edward House is warden assisted with a duty manager 24/7 and is situated within walking distance of the town centre and all the amenities Hertford has to offer including bespoke shops, restaurants, cafes museums and a theatre to name just a few, there is also a choice of two British Rail Stations. The complex itself offers numerous facilities including landscaped grounds, on-site parking, a bistro restaurant and several recreational activities.

SUMMARY OF ACCOMMODATION

****RECEPTION HALL****

****BRIGHT AND SPACIOUS SITTING ROOM WITH JULIETTE BALCONY****

****KITCHEN WITH NEFF APPLIANCES****

****DOUBLE BEDROOM WITH BUILT IN WARDROBES****

****WET ROOM****

****UNDERFLOOR HEATING****

****UPVC WINDOWS DUAL ASPECT WITH VIEWS OVER THE TOWN****

SUMMARY OF ACCOMMODATION CONTINUED

COMMUNAL LANDSCAPED GARDENS AND TERRACE

BISTRO STYLE RESTAURANT

**SEVERAL ON SITE FACILITIES INCLUDING:*

COMMUNAL SITTING ROOM WITH RECREATIONAL ACTIVITIES

HAIR SALON AND VISITING CHIROPODIST

ACCESSIBLE LAUNDRY ROOM

MOBILITY SCOOTER STORAGE

OVERNIGHT ONE BEDROOM GUEST SUITE FOR VISITORS

UNDERGROUND SECURE ALLOCATED CAR PARKING SPACE

TWO ELEVATOR LIFTS AND STAIRS

RESIDENTS ARE OFFERED A PERSONAL ALARM SYSTEM WORN AROUND THE NECK OR A WRISTBAND PLUS 24 HOUR TUNSTALL EMERGENCY RESPONSE PULL CORD SYSTEM IN THE APARTMENT

Solid entrance door with chrome furniture affords access to:



SPACIOUS RECEPTION HALL 12'9 x 6'4 Recess LED spotlighting, with 24 hour Tunstall emergency response pull cord system. Smoke detector and intercom system. Glazed door to the sitting room with further doors leading to the double bedroom, wet room, store cupboard and double doors to:

STORAGE/AIRING CUPBOARD 6'4 x 2'8 Housing Vent Axia clean air system. Temperature control panel. Slatted linen shelving. Power and light connected.

SECOND STORAGE CUPBOARD Housing the fuse board and electric meter.

BRIGHT SITTING ROOM 15' x 12'11 Dual aspect with door opening inwards to Juliette balcony and views over Hertford castle and town. Television and media connections. Open ended corner shelving. Heating controls for underfloor heating. Glazed wooden double doors opening to a separate kitchen,



KITCHEN 9'1 x 6'11 Window with front aspect. Comprehensively fitted with a range of quality high gloss wall and base units with ample working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboard below. The appliances are by Neff and include inset four ring electric hob with stainless steel extractor hood above, built in single oven with open and slide under door, microwave above. Bosch dishwasher with matching fascia. Ceramic tiled flooring and frosted glass splashback to hob. Built in fridge and freezer both with matching facias. Luminated kick boards and working surfaces.



BEDROOM 14'11 x 9'4 (measured to wardrobes) Window with views over Hertford. Underfloor heating thermostat double built in wardrobe with mirror fronted sliding doors.



WET ROOM 7'7 x 6'9 Partly tiled in quality ceramics. Walk in shower with large rainforest shower head chrome second handheld shower with chrome head riser bar and fitted with grab rails and shower curtains. Wall hung WC with concealed cistern. Wash hand basin with fitted cupboard below and mirror above. Emergency pull cord and underfloor heating control thermostat.



COMMUNAL AREAS:

RECEPTION ENTRANCE HALL With 24/7 Duty Manager Office. Access to stairs and lift elevators.



HAIRDRESSING AND BEAUTY SALON

The hairdressing and nail salon, exclusively open to residents of Edward House together with a chiropody service



FUNCTION ROOM



This room can be hired out for a private party or a special occasion for family and friends.

RESTAURANT AND BISTRO



COMMUNAL SITTING ROOM

Bright and airy sitting room with television, and a table where there is always a jigsaw to be finished along with other recreational facilities Direct access out onto the decked terrace and communal gardens.



EXTERIOR GROUNDS AND GARDENS



The decked area behind the building offers a sunny spot from where to sit and enjoy the gardens.

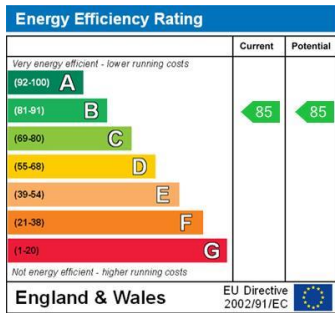
The apartment comes with the bonus of its own allocated parking space and onsite scooter storage facility.

Service charge breakdown is available by contacting our office.

COUNCIL TAX BAND: C

PRICE: £315,000. LEASEHOLD
(999 Years Remaining From 1st January 2018)

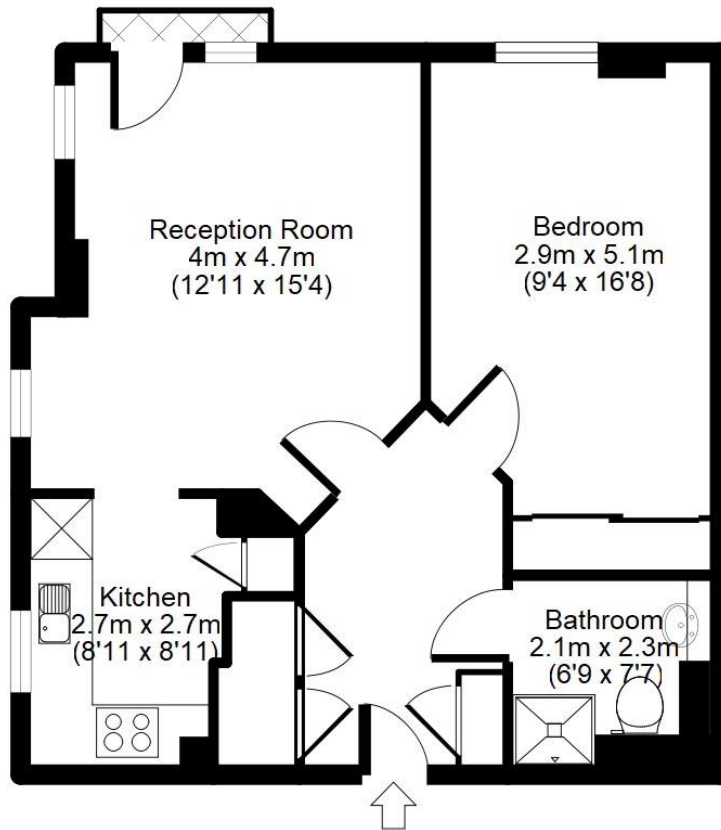
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plan

This drawing is not to scale and should be used for observational purposes only



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2648a

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