

**3 Edward House Pegs Lane
Herford, SG13 8FQ
Guide price £269,995**





3 Edward House Pegs Lane Hertford, SG13 8FQ

This superb modern apartment offers well appointed and thoughtfully designed accommodation throughout, finished to a high specification and benefiting from underfloor heating. Particular features include a generous 25ft living/dining room with a Juliet style balcony enjoying elevated views towards Hertford Castle and beyond, a contemporary gloss white fitted kitchen with a full range of integrated appliances, a spacious double bedroom with walk-in wardrobe, and a stylish fully tiled wet room.

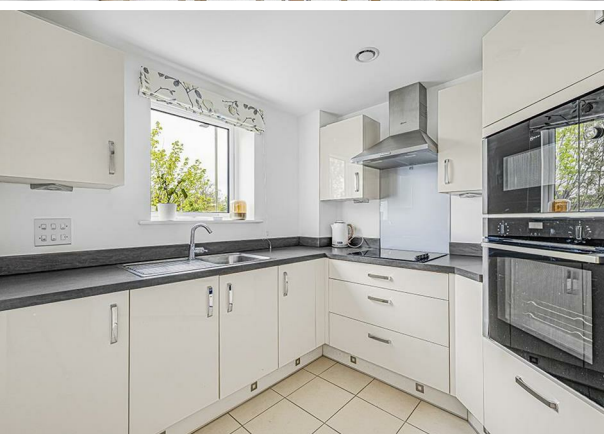
The development itself provides an excellent range of facilities for residents, including a welcoming communal lounge, bistro style restaurant with table service, an onsite convenience shop, beautifully maintained landscaped gardens with seating areas, a guest suite for visiting family and friends, and dedicated mobility scooter storage and charging points.

Access is via a secure entry phone system, with both lift and stair access to all floors.

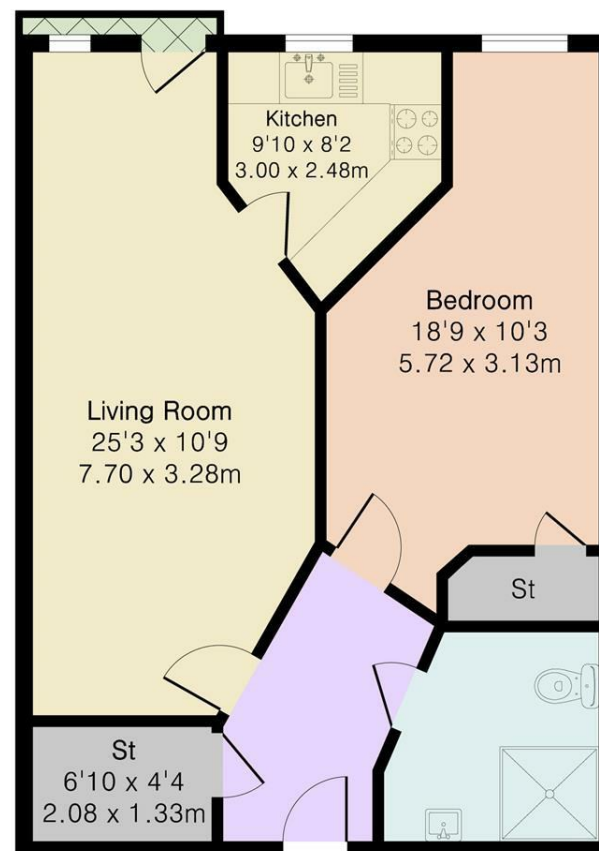
Entrance Hall
Walk-In Cupboard

Living/Dining Room
A bright and generously proportioned reception room with double glazed windows and door opening to a Juliet balcony, enjoying attractive far-reaching views. Television and telephone points, with direct access through to:





Approximate Gross Internal Area 649 sq ft - 60 sq m



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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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