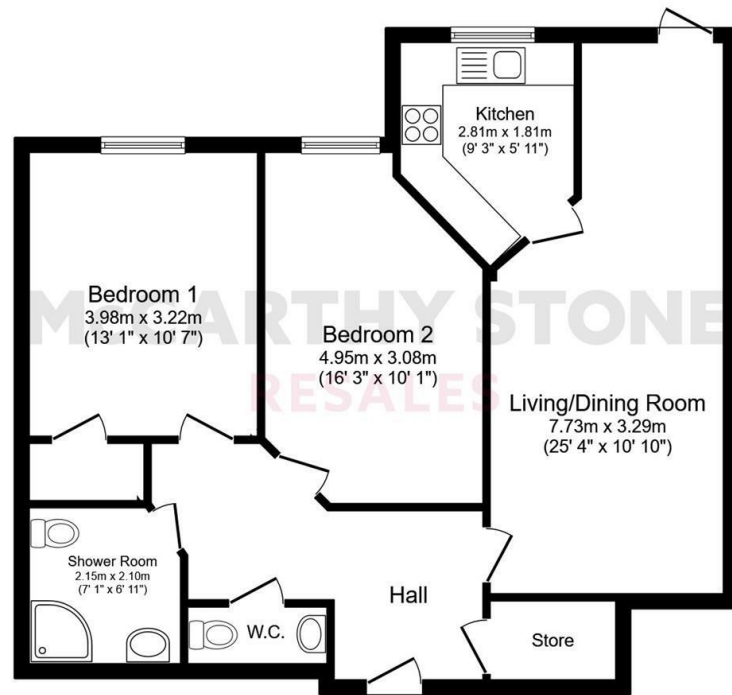


# McCARTHY STONE RESALES

## 10 LOWE HOUSE

LONDON ROAD, KNEBWORTH, SG3 6EU



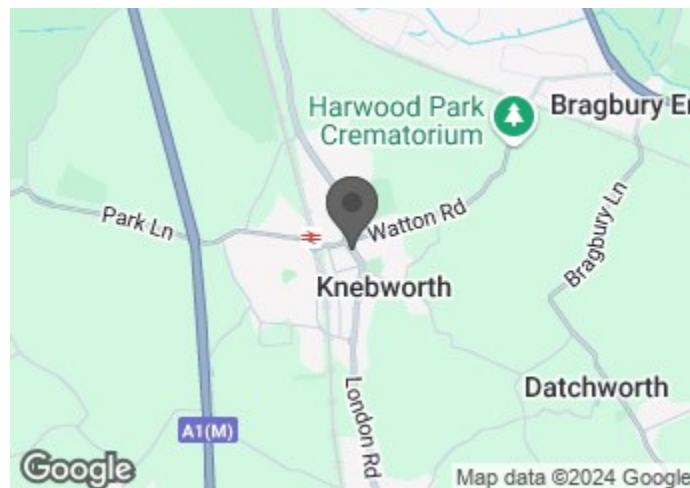
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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Beautiful TWO BEDROOM apartment situated on the GROUND FLOOR with patio doors leading to an outside area. Situated within a popular MCCARTHY STONE retirement living plus development with an onsite Bistro restaurant serving delicious meals and domestic assistance available.  
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE

### PRICE REDUCTION

**ASKING PRICE £345,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LONDON ROAD, KNEBWORTH

# 2 BEDROOMS £345,000

## LOCAL AREA

Located right in the heart of Knebworth, there are plenty of amenities for residents nearby. The development is on London Road, where you'll find a number of convenience stores, boutiques and cafés, as well as a Post Office and a Co-op. Also, it is just 0.2 miles to Knebworth Station where you can travel into London King's Cross or Cambridge.

The nearby historic country mansion of Knebworth House is open to the public and offers sumptuous parks and gardens to explore - as well as children's activities like a dinosaur trail and adventure playground - with a relaxing tea-room for weary grown-ups. Knebworth also hosts a wide selection of cultural events throughout the year, including music; art; dance and storytelling.

All of life's essentials are comfortably close by, with a wide variety of shops and services, including a pharmacy; library; doctor's surgery and dentist. Foodies are well catered-for with Knebworth enjoying highly-rated restaurants and excellent pubs. Welwyn Garden City is less than six miles away, and the nearby A1 motorway offers fast access to the larger shopping centres of Stevenage and Hertford. Knebworth train station provides a half-hourly service to London Kings Cross in around 35 minutes, as well as services to Cambridge and Peterborough.

## LOWE HOUSE

Lowe House is a Retirement Living PLUS development, brought to you by McCarthy & Stone - the only housebuilder to win the Home Builders Federation 5-star award for fourteen years running. Designed exclusively for the over 70s, this development comprises 47 one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Wellness Suite\* and a bistro-style restaurant\* which serves freshly prepared food daily. With flexible support packages\* that can be tailored to suit your needs and management on-site 24 hours a day, Lowe House has everything you need to relax and enjoy your retirement.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Ceiling light fitting. A wall mounted emergency call module. Further

safety features consist of a smoke detector and secure entry system. Electric heating. Door opening to storage cupboard. Further doors lead to the lounge, bedrooms, WC and wet room.

## LOUNGE

A spacious lounge which provides ample room for dining also has the feature of opening door leading on to a patio area. Telephone and SkyQ connection points, raised height sockets, two decorative ceiling lights. Part-glazed door leads to a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC electric opening double glazed window with blind sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimal bend) electric oven, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light, tiled floor and power points.

## MASTER BEDROOM

A spacious double bedroom with the benefit of a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point. raised height sockets, ceiling light.

## SECOND BEDROOM

Generous second bedroom could be an ideal space for guests, a study, or even a hobby room. TV and phone point. raised height sockets, ceiling light.

## SHOWER ROOM

Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and illuminated mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light. Extractor ventilation.

## WC

Located off the hallway, perfect for guests suite WC and vanity storage unit with wash basin and illuminated mirror above.

## SERVICE CHARGE

- 24-Hour on-site staffing
- 1 hours domestic assistance per week

- Running of the on-site bistro restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £15,825.46 per annum (for financial year ending 28/02/2025). The service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your property consultant or estate manager. **\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

## LEASE INFORMATION

Ground Rent: £510 per annum  
Ground Rent Review: Jan 2035  
Lease length: 999 Year lease from January 2020

## CAR PARKING

Car parking spaces available to purchase, please speak with the property consultant for pricing and availability.

## ADDITIONAL SERVICES

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

