

53 Park House

Old Park Road, Hitchin, SG5 2JR

PRICE REDUCED



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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PRICE REDUCTION

Offers in the region of £245,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PARK HOUSE - BOOK NOW!

WELL PRESENTED retirement apartment with a spacious living room with a JULIET BALCONY. Modern kitchen with BUILT IN APPLIANCES, a double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a dining room, conservatory and lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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

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# Park, House, Old Park Road, Hitchin

1 Bed | £245,000

PRICE  
REDUCED

## Introduction

Park House in Hitchin has been specifically designed for the over 70's and is fully equipped to support those looking for a little more support. The town of Hitchin is well placed for those who enjoy a trip into the capital as it's railway station operates regular services direct to London Kings Cross. For those seeking adventures abroad, Luton Airport is just under 10 miles away by car.

Park House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care agency team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathrooms and main bedroom. The development has a homeowners' lounge, fitted with audio visual equipment and WiFi, is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the living room, bedroom and shower room.

## Living Room

A generous size living room with a Juliet Balcony. Ample room for a dining table. Two ceiling light fittings. TV, telephone and power sockets. Part glazed wooden double doors leading into a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of base and wall units. Granite style work surfaces. Single sink unit with drainer. Built in electric oven. Four ringed ceramic hob with extractor hood above. Space for a washing machine. Electronically controlled, double glazed window with roller blind.

Ceiling and under unit lighting, ceramic floor tiling.

## Bedroom

A good sized double bedroom with ceiling light. Emergency pull-cord. TV and power sockets. Walk in wardrobe. Double glazed window.

## Shower Room

Fully tiled shower room comprising; shower cubicle; WC; Vanity unit with wash hand basin; Wall mounted heated towel rail; emergency pull cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge £9,894.37 per annum (up to financial year end 30/09/2025).

**Car Parking Permit Scheme-subject to availability**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Ground rent: £435 per annum  
Ground rent review date: 1st Jan 2030.  
Lease: 125 Years from 1st Jan 2015

## Additional Information & Services

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

