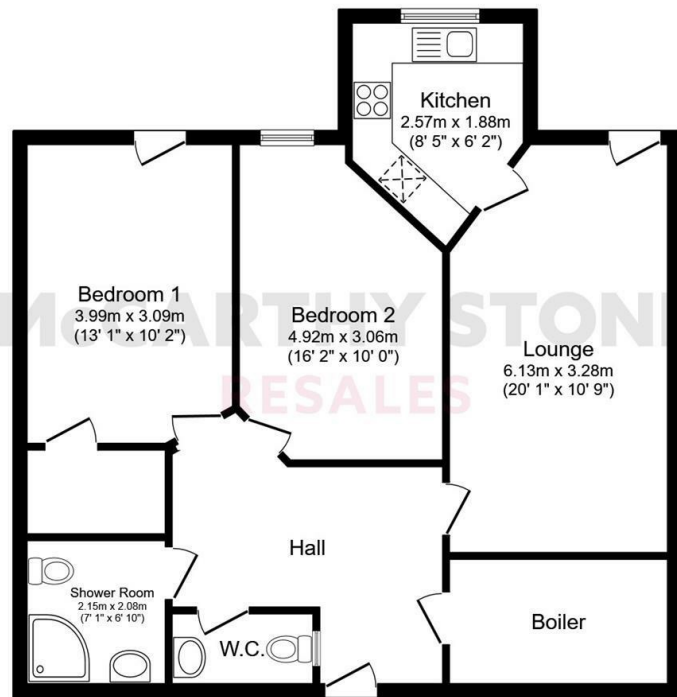


# McCARTHY STONE RESALES

## 40 LOWE HOUSE

LONDON ROAD, KNEBWORTH, SG3 6HA



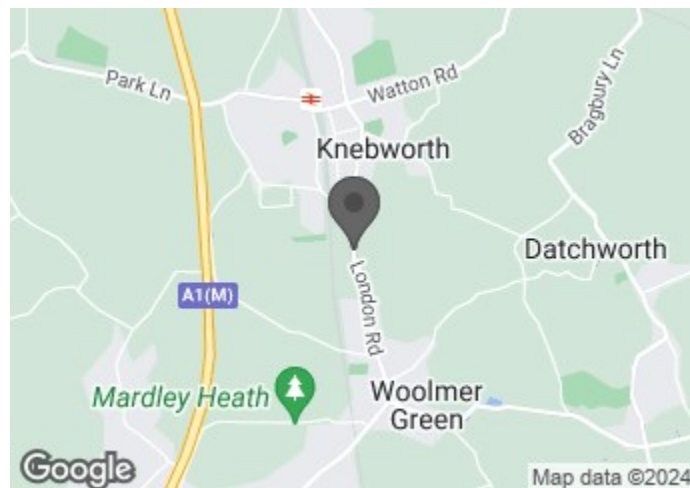
Total floor area 82.7 m<sup>2</sup> (890 sq.ft.) approx

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>82</b>	<b>82</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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Presented in a 'TURN KEY' condition,, a beautifully bright and spacious SOUTHEAST facing TWO BEDROOM retirement living PLUS apartment. The apartment further benefits from TWO JULIET BALCONIES,,a modern kitchen with BUILT IN APPLIANCES , Two double bedrooms and a GUEST CLOAKROOM.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

### PRICE REDUCTION

## ASKING PRICE £389,995 LEASEHOLD

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

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

# LOWE HOUSE, LONDON ROAD,

# 2 BEDROOMS £389,995

## LOWE HOUSE

Lowe House is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) 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 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 bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. Our on-site bistro is perfect for those days that you don't want to cook for yourself providing freshly cooked meals every day. 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) which has an en-suite shower room, tea and coffee making facilities and a TV.

## LOCAL AREA

There's certainly a lot going on in Knebworth. This tranquil, prosperous and well-maintained Hertfordshire village harbours a wealth of culture and community life that would easily rival most large towns. 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. Sports enthusiasts will be completely spoilt for choice here - as well as the local walking group, there are also dedicated clubs for bowling; cricket; football; badminton; archery; karate and tennis, not forgetting the local golf club. 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.

## APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented two bedroom apartment with sunny south east aspect and views towards the rear gardens. The apartment is located on the second floor (no-one above you!) and can be accessed via the two lifts close by. \*Early viewings advised\*

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms, shower room and WC,.

## LOUNGE

A bright and airy south east facing lounge with Juliet balcony providing rear garden views. The spacious lounge provides ample room for dining. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening garden & southeast facing window. Inset waist height (for minimal bend) Bosch electric oven with space above for a microwave. Four ring electric Bosch hob with glass splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

## MASTER BEDROOM

A generous bedroom that has the benefit of a walk in wardrobe with shelving and hanging rails. Juliet balcony with sunny southeast and garden facing window. TV and telephone point. Fitted carpets, ceiling point, and raised electric power sockets.

## BEDROOM TWO

A double second bedroom which can also be used for dining or a hobby room. Sunny southeast and garden facing window. Fitted carpets, ceiling point, and raised electric power sockets.

## SHOWER ROOM

Fully fitted modern wet room style with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

## GUEST CLOAKROOM

Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system and down lighting.

## SERVICE CHARGE BREAKDOWN

- Onsite Estate Manager and team

- 24-hour emergency call system
- 1 hrs domestic assistance per week
- Onsite restaurant
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 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. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £15,825.46 per annum (up to financial year end 28/02/2025).

**\*\*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

Lease length: 999 years from 1st Jan 2020

Ground rent: £510 per annum

Ground rent review: 1st Jan 2035

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

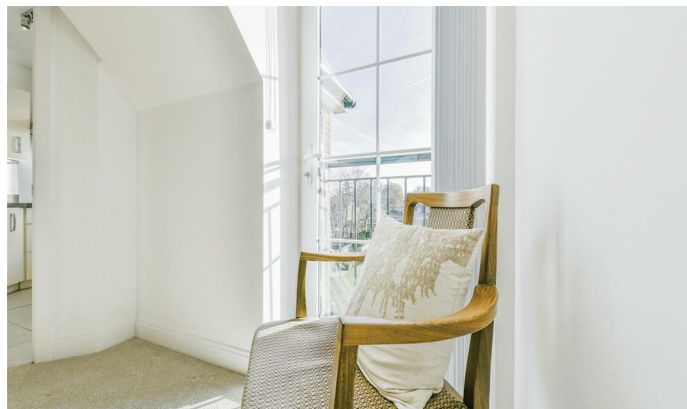
## CAR PARKING

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

