

# McCARTHY STONE RESALES

## 42 PARK HOUSE OLD PARK ROAD, HITCHIN, SG5 2JR



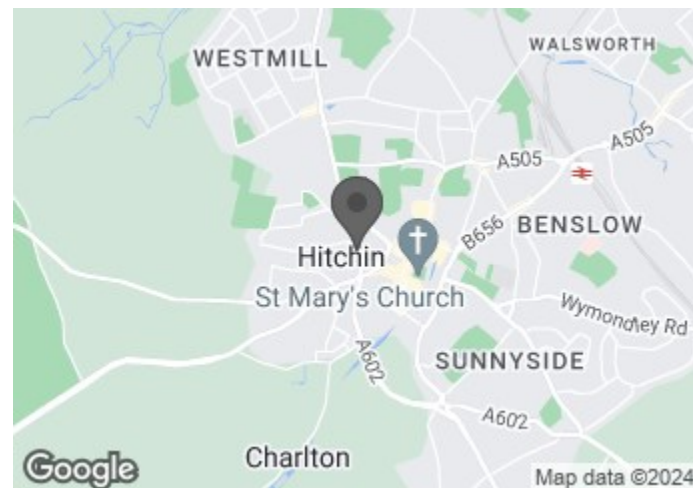
Total floor area 54.9 m<sup>2</sup> (590 sq.ft.) approx

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: B



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			



\*JOIN US FOR SOME PIMMS & NIBBLES - THURSDAY 12TH SEPTEMBER 2024 - FROM 10AM-4PM - BOOK YOUR PLACE TODAY!\*

WELL PRESENTED one bedroom retirement apartment benefitting from a SPACIOUS living room with a JULIET BALCONY and GARDEN VIEWS. The development offers EXCELLENT COMMUNAL FACILITIES including an on-site restaurant, landscaped gardens, conservatory and communal lounge where SOCIAL EVENTS take place.

### PRICE REDUCTION

## ASKING PRICE £280,000 LEASEHOLD

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

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# McCARTHY STONE RESALES

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# PARK HOUSE, OLD PARK ROAD, HITCHIN

# 1 BEDROOMS £280,000

## PARK HOUSE

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 the 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 its homeowners with extra care. An Estate 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 hour of 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 - provided by the Your Life Care & Management team. In addition to the 1 hour of domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges). The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and day trips. 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. Homeowners can enjoy a great array of activities from Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a homeowners lounge, fitted with audio visual equipment and WiFi. This 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 of age or over.

## APARTMENT OVERVIEW

A delightful first floor apartment benefitting from a sunny living room with a south facing Juliet balcony overlooking the communal gardens. The modern kitchen has built in appliances, the double bedroom has a large walk-in wardrobe providing plenty of storage space and the contemporary wet room completes this lovely apartment. The entire apartment has recently had new carpets fitted throughout.

## ENTRANCE HALL

Front door with spy hole leads to the spacious entrance hall. 24-hour Tunstall emergency response pull cord system is situated in the hall. Two walk in storage cupboards. Wall mounted thermostat control for the underfloor heating. Emergency call module. Doors leading to Shower Room, Bedroom, and Living Room.

## LIVING ROOM

The immaculate living room benefits from a Juliet balcony with garden views. Plenty of natural light in the apartment, making it bright and airy. TV point with sky+ connectivity. Telephone point. A range of power points. Fitted carpets, light fittings and curtains. Underfloor heating. Part-glazed double doors leading to kitchen.

## KITCHEN

A double glazed window sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer. Built in electric oven. Electric hob with tiled splash-back and chrome extractor hood above. Down lighters beneath wall mounted cupboards. Tiled floor and under-floor heating.

## BEDROOM

Spacious bedroom with a double glazed window with fitted curtains. TV and telephone point. A range of power sockets. Walk in wardrobe providing hanging rails and shelving. Central ceiling light fitting., curtains and carpets. Underfloor heating. Emergency pull-cord.

## WET ROOM

Fully tiled modern fitted suite comprising; vanity unit wash hand basin with mirror above; WC; Shower with grab rails. Wall mounted towel rail. Emergency pull-cord. Underfloor heating.

## SERVICE CHARGE (BREAKDOWN)

- 1 hour domestic assistance
- 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 for this property is £9,347.28 for financial year ending 30/09/2024. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate 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 Estate Manager.

## 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 Estate Manager on site for availability.

## GROUND RENT

Ground rent: £435 per annum  
Ground rent review 1st Jan 2030.

## LEASE LENGTH

125 years from 1st Jan 2015.

## ADDITIONAL INFORMATION & SERVICES

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

