

# McCARTHY STONE RESALES

## 43 LOWE HOUSE

LONDON ROAD, KNEBWORTH, SG3 6HA



Total floor area 53.0 sq.m. (571 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		



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

BEAUTIFULLY PRESENTED one bedroom retirement apartment which boasts a spacious living room with JULIET BALCONY. Modern kitchen with built in appliances, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**PRICE REDUCTION**

**ASKING PRICE £320,000 LEASEHOLD**

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

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# LOWE HOUSE, LONDON ROAD,

# 1 BEDROOMS £320,000

## LOWE HOUSE

Low 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 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.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour 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 living room, bedrooms and shower room

## LIVING ROOM

A bright and airy lounge with a double glazed door opening inwards to reveal a Juliet balcony with fitted blinds. The spacious room 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 window with fitted blind. Inset waist height (for minimal bend) Bosch electric oven with built in microwave above. 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.

## BEDROOM

A generous bedroom benefitting from a walk in wardrobe with shelving and hanging rails. TV and telephone point. 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.

## 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: £12,013.72 per annum (for financial year ending 28/02/2025).

## LEASE INFORMATION

Lease: 999 years from 1st Jan 2020

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2035

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

## ADDITIONAL INFORMATION & SERVICES

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

