

McCARTHY STONE RESALES

5 GEORGE HOUSE PRIMETT ROAD, STEVENAGE, SG1 3EE

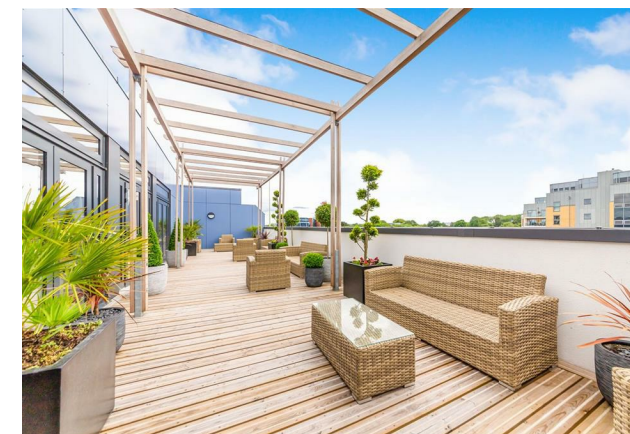


APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT / 52 SQM	George House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 02/02/21
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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A well presented one bedroom GROUND FLOOR, EX SHOW HOME apartment situated within a popular MCCARTHY & STONE retirement living development.

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

PRICE REDUCTION

ASKING PRICE £259,000 LEASEHOLD

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

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GEORGE HOUSE, PRIMETT ROAD,

1 BEDROOMS £259,000

GEORGE HOUSE

"Nothing but good things to say about George House, Stevenage. Most friendliest and welcoming retirement home I have ever step foot in. Sue the House Manager was absolutely brilliant!"

George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in lounge, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge, function room (For hire at £25), reading room, and other communal areas are also covered in the service charge. For your peace of mind the development has TV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge with an East and West facing roof terrace provides great space to socialise 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) which has an en-suite shower room, tea and coffee making facilities and a TV. The development also features plug for electric cars for residents use and also the disabled visitor parking place.

EVERYTHING CLOSE AT HAND.

The charming town of Old Stevenage has a lot to offer with its historic High Street and pedestrianised centre lined with a variety of shops, cafés and restaurants and other essential amenities. The heart of the town is just a few minutes walk from George House with a Tesco Express to easily meet your daily requirements. For a tasty lunch or coffee with friends visit On the Green restaurant, a beautiful Grade II listed building opposite the bowling green or the elegant Cromwell Hotel – a 16th century farmhouse serving locally sourced foods. Homeowners can enjoy quick and convenient access to surrounding areas including Hitchin, Letchworth, Welwyn Garden City and Knebworth. With a variety of shopping facilities and services in the local town centre, George House will make for an ideal place in which to enjoy your retirement.

ENTRANCE HALL

Solid oak door with spy hole and letter box leads in to entrance hall. The emergency speech module is wall mounted within the hall. Security door entry system. Door to walk in utility room / storage cupboard. Ceiling downlights. All other doors leading to; lounge, bedroom and shower room.

LOUNGE

The bright and airy lounge which provides ample space for dining and also has the benefit of a large full height, double glazed window and patio door leading to a private, covered seating area. The lounge has an electric fire with surround which acts as an attractive focal point. Two decorative ceiling light points. Sky TV point (subscription fees may apply), telephone points and raised electric sockets. Part glazed wooden door leading to separate kitchen.

KITCHEN

This modern kitchen is offered in a like new condition. It features modern fitted base and wall units finished in a white high gloss. Double glazed window with roller blind and remote opener sits above the sink with mixer tap and drainer. Built in Bosch oven with matching microwave above. Four ringed hob with chrome style splash back and matching extractor hood. Integrated fridge/freezer. A range of base and wall storage units, ceiling and under (wall) unit spot lighting and ceramic floor tiles

BEDROOM

Spacious double bedroom with space for bedroom furniture and features a walk in wardrobe with fitted hanging rails and shelving. Decorative ceiling light point, TV and telephone point and raised electric sockets.

SHOWER ROOM

A large modern en-suite comprising; walk in double shower with glass screen and support rail, WC, vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail. Ceiling spot lights. Ceramic floor tiles. 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,895.72 per annum (for financial year ending 30/06/24)

****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)'

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

Lease length: 999 years from 1st June 2016

Ground Rent: £425 per annum

Ground rent review date: June 2031

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

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.

- Superfast 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

