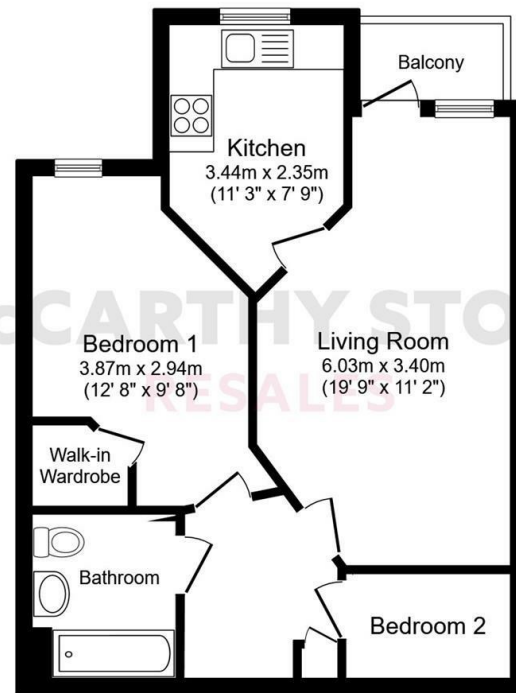


McCARTHY STONE RESALES

34 GEORGE HOUSE PRIMETT ROAD, STEVENAGE, SG1 3EE



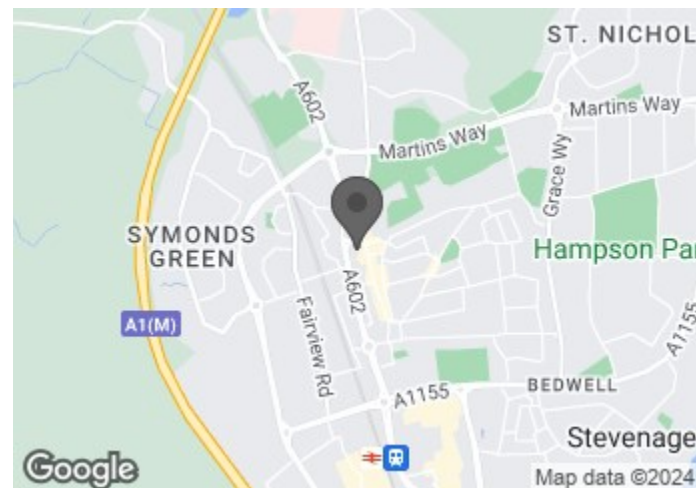
Total floor area 52.1 m² (561 sq.ft.) approx

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) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



This well presented ONE BEDROOM THIRD FLOOR APARTMENT in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - with easy access to Stevenage town centre.

PRICE REDUCTION

OFFERS OVER £240,000 LEASEHOLD

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

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

McCARTHY STONE RESALES

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GEORGE HOUSE, PRIMETT ROAD,

1 BEDROOMS £240,000

APARTMENT OVERVIEW

Freshly decorated apartment with a spacious living room with access to a walk-out balcony. The modern kitchen has built in appliances. Double bedroom with a walk-in wardrobe and a contemporary shower room completes this lovely apartment.

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 where you will find an array of tasty venues to lunch or enjoy a cup of coffee with friends. A particularly

popular choice is 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, as well as convenient features including a relaxing club lounge with East and West-facing roof terraces, 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. Emergency speech module. Security door entry system. Utility/Storage cupboard with provisions for a washer/dryer. All other doors leading to; Main Shower Room, Bedroom and Living Room.

LIVING ROOM

A bright and spacious living room with ample space for a dining table. A large double glazed patio door gives access to a sheltered walk out balcony. Two ceiling light points. Sky TV point (subscription fees may apply) and telephone points.

KITCHEN

A modern fitted kitchen with a large electronic/remotely controlled double glazed window fitted with blind. Beneath the window sits the stainless steel sink unit 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 and dishwasher. A range of base and wall storage units. Ceiling and under (wall) unit spot lighting.

BEDROOM

Double glazed window. Light fitting. TV and telephone points. Power points. Walk in wardrobe providing plenty of storage and hanging space.

SHOWER ROOM

A modern fitted suite comprising; level access walk in shower; WC; vanity unit wash hand basin with storage cupboard beneath and a fitted mirror with light above. Wall mounted heated towel rail. Emergency pull-cord. Ceiling spot lights.

SERVICE CHARGE

- 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: £3,055.51 per annum (for financial year ending 30/06/2025).

****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)'

PARKING PERMIT SCHEME-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 LENGTH

999 years from 1st June 2016

GROUND RENT

Annual fee: £435 per annum
Ground rent review date: 1st June 2031

MOVING MADE EASY

**** 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

