

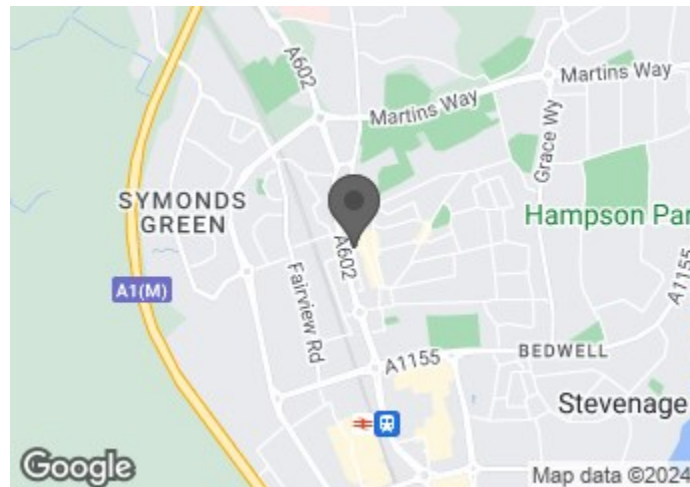
Total floor area 70.5 m<sup>2</sup> (758 sq.ft.) approx

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>		
(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		
	<b>88</b>	<b>88</b>

## McCarthy Stone RESALES

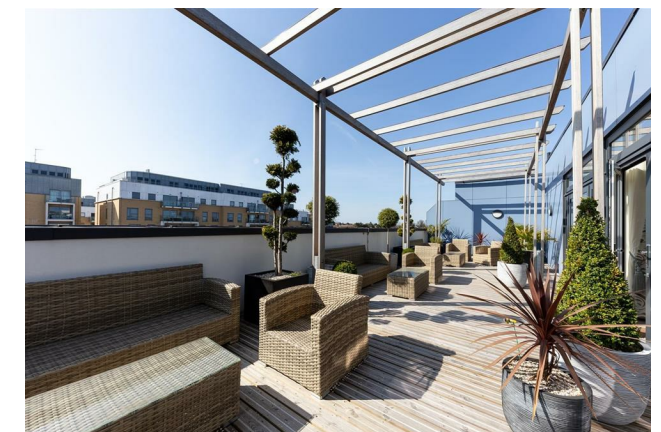
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## McCarthy Stone RESALES

### 17 GEORGE HOUSE PRIMETT ROAD, STEVENAGE, SG1 3EE



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

**ASKING PRICE £375,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# GEORGE HOUSE, PRIMETT ROAD, STEVENAGE, HERTFORDSHIRE, SG1 3EE

## GEORGE HOUSE

George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in living rooms, 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, 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 provides a 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. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## 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, banks 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 security lens 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 cupboard housing a plumbed in washer dryer and plenty of

storage space. Further doors leading to the living room, bedrooms and guest shower room.

## LIVING ROOM

This dual aspect living room boasts a double glazed door with a Juliet balcony windows. In addition, there are two full height window panels at either end of the adjacent wall, providing plenty of natural light. Modern electric fire and surround. Two ceiling light points with modern fittings. Sky TV point (subscription fees may apply) and telephone points. Wood effect flooring. Part glazed wooden door leading to separate kitchen.

## KITCHEN

An immaculate modern fitted kitchen with a large double glazed window fitted with roller blinds and remote opener. Beneath the window sits the stainless steel sink unit with mixer tap and drainer. Built in Bosch electric oven with matching microwave above. Four ringed hob with splash back and matching extractor hood. A range of base and wall storage units. Ceiling and under (wall) unit spot lighting.

## MASTER BEDROOM

This generously sized master bedroom has ample space for bedroom furniture. Walk in wardrobe with bespoke fitted shelving and hanging space. Another door leads into the en-suite shower room. TV and telephone points. Power points. Double glazed window fitted with roller blind.

## EN-SUITE SHOWER ROOM

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

## BEDROOM TWO

A good sized second bedroom which would also be perfect for use as a dining room or study. Central ceiling light with modern fitting. TV and telephone points. A range of power supplies and a double glazed window.

## GUEST SHOWER ROOM

A modern shower room fitted with shower cubicle with sliding glass door. Wash hand basin and illuminated mirror above. WC with concealed cistern. Heated towel rail. Emergency pull-cord.

# 2 BED | £375,000

## 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, 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. Annual service charge £4,343.57 for financial year ending 30th June 2024

## 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 - £425

Ground rent review: Jun-31

## 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

## ADDITIONAL SERVICES & INFORMATION

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

