Excellent

Trustpilot

McCarthy & Stone
Resales.

Total floor area 66.4 sq.m. (715 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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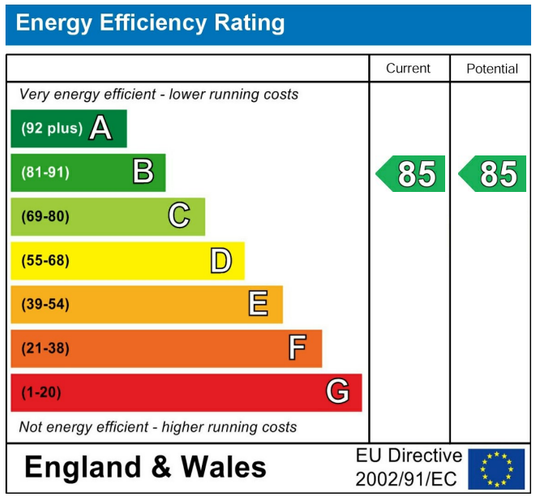

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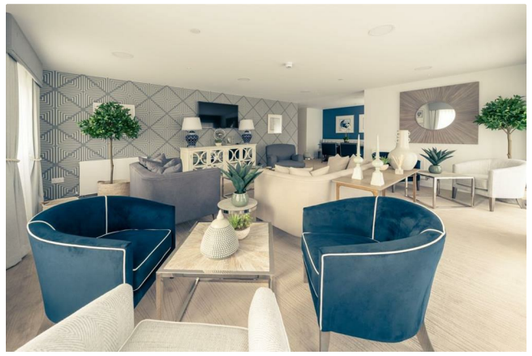
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



17 Highclere House

Great North Road, Hatfield, AL9 5DB

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Highclere House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,995
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- On-Site House Manager
- Walking distance to Hatfield train station, with direct lines to London
- Exclusively for the over 60s
- Camera entry system
- Beautiful communal lounge
- Guest Suite
- 24/7 Call System
- Lifts to all floors
- Intruder alarm
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Highclere House, Hatfield

2 | 2 | Asking price £299,995

Highclere House
Welcome to Hatfield - a perfect marriage of old and new, from the charming Old Hatfield village with the splendid grounds and grandeur of Hatfield House - to the modern retail Mecca of The Galleria: a shopper's paradise filled with high-street favourites, designer brands, cafes and restaurants.

With everything you could want right on your doorstep and London only a short-hop away, Hatfield has fast become a highly popular place to live. Our luxury one and two bedroom apartments at Highclere House have been beautifully built and designed for you to get the best out of life. With modern design offering bright and airy spaces with a wealth of smart design features and flawless finishing touches. Every apartment is decorated perfectly in a tasteful and contemporary style, and you can expect the very best in high-end integrated appliances, and all the latest security systems as standard.

Highclere House also offers a beautifully designed furnished lounge for all Homeowners to enjoy as a community and with friends and family all year round, with adjoining furnished patio and surrounding landscaped gardens, making it the ideal place to sit back and relax whatever the season and occasion.

Local Area
The town of Hatfield easily provides all of life's little necessities - from a wide range of well-known supermarkets, independent shops and high street retailers - to doctors' surgeries, dental practice, post-office and banks. Everything you need is just a short walk away - including plenty of pubs, cafes and restaurants. The welcoming Red Lion Pub is just a short stroll from the development and provides some great dining.

But there's far more to Hatfield than its many modern amenities. Old Hatfield was left untouched by any post-war development and still remains a place full of old-world charm and character. The nearby Hatfield House is a magnificent Jacobean mansion with stunning ornamental gardens and splendid grounds. Offering extensive tours of the house and gardens, and has many attractions including a child-friendly farm; a restaurant and café and regular annual community events.

If you'd rather enjoy some intense retail therapy, The Galleria Designer Outlet is only a short distance away (approx. 1.7 miles) and has a massive variety of big-name brands and independent stores - as well as a huge selection of restaurants, cafes and the Odeon Cinema. Hatfield Train Station is only a few minutes walk from the proposed development and provides direct services to central London, reaching Finsbury Park Station in approximately 16 minutes and Kings Cross in 22 minutes. There are also regular trains to Welwyn garden City; Stevenage and Cambridge. Directly outside Highclere House has a bus stop offering a regular service to Welwyn Garden City providing easy access to Waitrose and John Lewis.

Apartment Overview
We are delighted to bring to market this wonderful two bedroom apartment situated on the first floor. The bright and airy lounge has a door opening inwards to reveal a Juliet balcony. The modern kitchen has built in appliances. Principle bedroom boasts a Juliet balcony and walk-in wardrobe with an ensuite bathroom. The second double bedroom with Juliet balcony allowing plenty of natural light and a separate shower room completes this lovely apartment.

Landscaped Gardens
One of the main social hubs of Highclere House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at DEVELOPMENT NAME and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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 House Manager.

Annual Service Charge: £5,443.03 for financial year end 28/2/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease
Lease: 999 years from 1st Jan 2020
Ground rent: £495 per annum
Ground rent review date: 1st Jan 2035

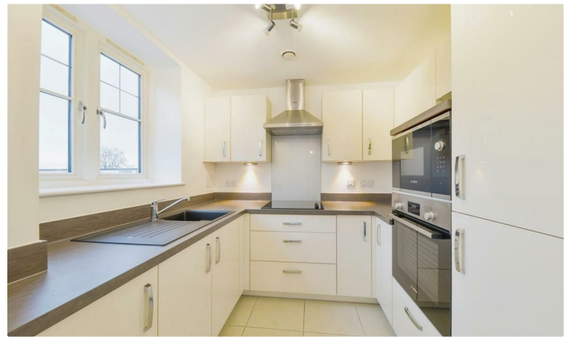
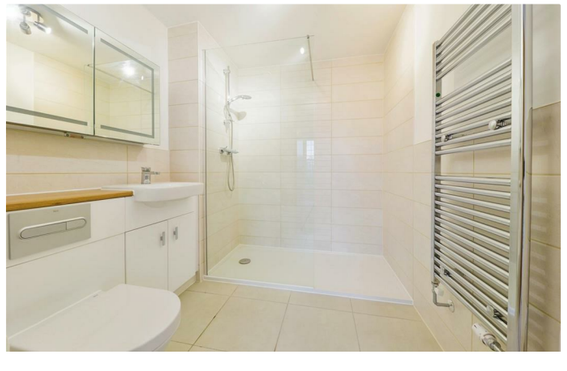
Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage