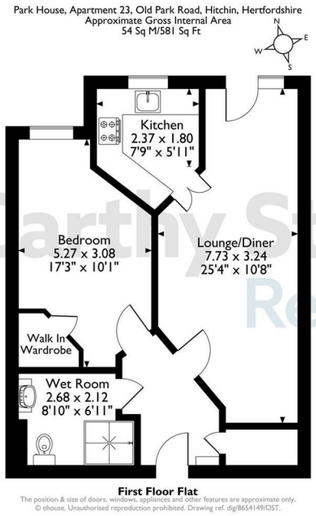
Excellent

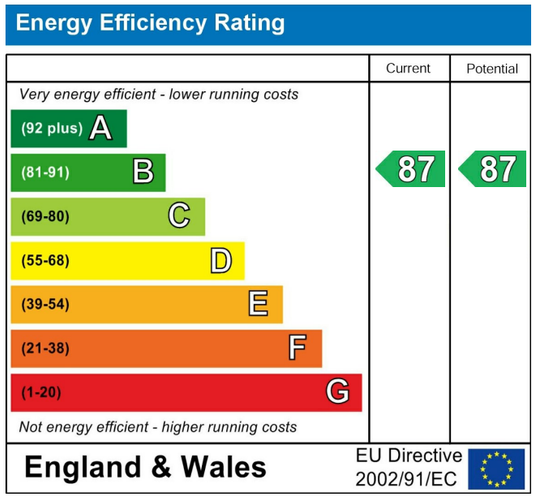
Trustpilot

McCarthy & Stone
Resales.



McCarthy Stone
Resales











23 Park House

Old Park Road, Hitchin, SG5 2JR

1 1 Council Tax Band: B

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 23 Park House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- Modern kitchen with built in appliances
- Double bedroom with walk-in wardrobe
- Homeowners' lounge & Conservatory
- Table service restaurant
- Guest suite & Wellbeing suite
- Landscaped garden
- 24-Hour on-site management
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Park House, Hitchin

1 | 1 | Asking price £200,000

Park House

Park House in Hitchin has been specifically designed for the over 70's and is fully equipped to support those looking for a little more support. The town of Hitchin is well placed for those who enjoy a trip into the capital as the railway station operates regular services direct to London Kings Cross. For those seeking adventures abroad, Luton Airport is just under 10 miles away by car.

Park House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners with extra care. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

The development has a great community of Homeowners with a Homeowners association who support each homeowner, annual events and day trips. 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 bathrooms and main bedroom.

Homeowners can enjoy a great array of activities from Film nights, Bingo, Games nights, Knit & Natter, Happy Hour, and Themed days which follow a yearly calendar of events. The development has a homeowners lounge, fitted with audio visual equipment and WiFi. This is a superb venue for socialising 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). For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall. 24-hour Tunstall emergency response pull cord system is situated in the hall. Walk in storage /airing cupboard. Underfloor heating runs throughout the apartment. Emergency call module. Doors leading to Wet Room, Bedroom, and Living Room.

Living Room

Bright and spacious living room benefitting from having a glazed door with full height window leading to a Juliette balcony which overlooks the front elevation. The room provides space for dining. TV point with sky+ connectivity, telephone point, range of power points and two light fittings. Part-glazed double doors leading to kitchen.

Kitchen

Range of wall and base units and pan drawers with a roll top work-surface and tiling over. The electronically controlled window with blind sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer, built in electric oven and electric hob with tiled splash-back and chrome extractor hood above. Down lighters beneath wall mounted cupboards and ceiling lighting. Tiled flooring.

Bedroom

Spacious bedroom with window providing views towards the front elevation. Door leads onto the walk in wardrobe providing hanging rails and shelving. TV and telephone point, range of power points and central lighting. Emergency pull-cord.

Wet Room

Fully tiled modern fitted suite comprising; Level entry shower with support rail and curtain, WC, vanity unit wash hand basin with mirror above and wall mounted towel rail. Emergency pull-cord.

Service Charge (breakdown)

- 1 hour domestic assistance
- 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 Estate Manager.

Annual Service charge: £10,979.15 for financial year ending 30/9/2027.

Check out benefits you may be entitled to!

Car Parking Permit Scheme-subject to availability

Parking is by allocated space 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 Estate Manager on site for availability.

Lease Information

Ground rent: £435 per annum
Ground rent review: 1st Jan 2030
Lease: 125 years from 1st Jan 2015.

Additional Services and Information

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













