



**41 Lowe House, London Road, Knebworth, Herts, SG3 6EU**

**- Guide Price £250,000 Leasehold**

**Oliver Minton Village & Rural Homes are delighted to offer For Sale this CHAIN FREE, immaculate one bedroom first floor RETIREMENT APARTMENT comprising living room with Juliet balcony, modern kitchen & spacious shower room bedroom with walk in wardrobe. Lowe House is a McCarthy Stone Living Plus retirement development with 24/7 staffing and domestic assistance and offers EXCELLENT COMMUNAL FACILITIES including a restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.**

**Main Communal Entrance** External entryphone system. Foyer with Reception Desk and open-plan to residents lounge, library area and restaurant/cafe bar. Elevator to upper floors.

**Second Floor Entrance to Apartment** The private entrance door to the apartment is conveniently immediately adjacent to the elevator.

**Entrance Hall** - 1.73m x 1.3m (5'8" x 4'3") Front door with spyhole. Large walk-in utility/airing cupboard. Ceramic tiled floor. Wall-mounted entryphone and intercom/pull cord to 24-hour emergency response.

**Living Room** - 6.12m x 3.2m (20'1" x 10'6") max. Wall-mounted 'Dimplex' electric heater. uPVC double glazed French door to south-easterly facing Juliet balcony with outlook over the communal gardens to the rear of the building. TV/telephone and Sky satellite points. Door to:

**Kitchen** - 2.57m x 2.51m (8'5" x 8'3") average. Smart range of fitted wall, base and drawer units, with easy reach built-in Bosch electric oven and integrated microwave oven. Integrated fridge and freezer. Concealed lighting over work surfaces incorporating sink unit and Bosch electric induction with extractor hood. uPVC double glazed window to rear. Ceramic tiled floor. Ventilation system.

**Bedroom** - 4.14m x 3.05m (13'7" max + door recess x 10'0" in main area) uPVC double glazed window to side. Emergency pull cord. Dimplex electric heater. Door to WALK-IN WARDROBE with fitted shelving, hanging rails and light.

**Spacious Shower Room** - 2.21m x 1.96m (7'3" x 6'5" into shower area) Wet room style with open shower area, WC and wash hand basin with storage below. Emergency pull cord. Vanity mirror with sensor light. Ceramic tiled floor. Chrome heated towel rail.

**Communal Garden** There is a lovely communal garden to the rear of the building.

**Residents Facilities** Lowe House is one of McCarthy & Stone's Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. 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 bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. Our on-site bistro is perfect for those days that you don't want to cook for yourself, providing freshly cooked meals every day.





If your guests have travelled from afar, they can extend their stay by booking into the development's 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.

#### **Agent Notes, Lease & Charges**

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

#### **McCarthy Stone Retirement Living PLUS : Service Charge**

**Breakdown** - What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

#### **SERVICE CHARGE**

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 Estate Manager.

Annual Service charge: £12,128.68 for financial year ending 28/02/2026.

Ask about our free entitlements service to find out what benefits you may be entitled to.

**Lease Information** - Lease: 999 years from 1st Jan 2020

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Ground rent :£495.00

Ground rent review: 2035

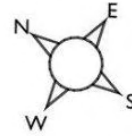




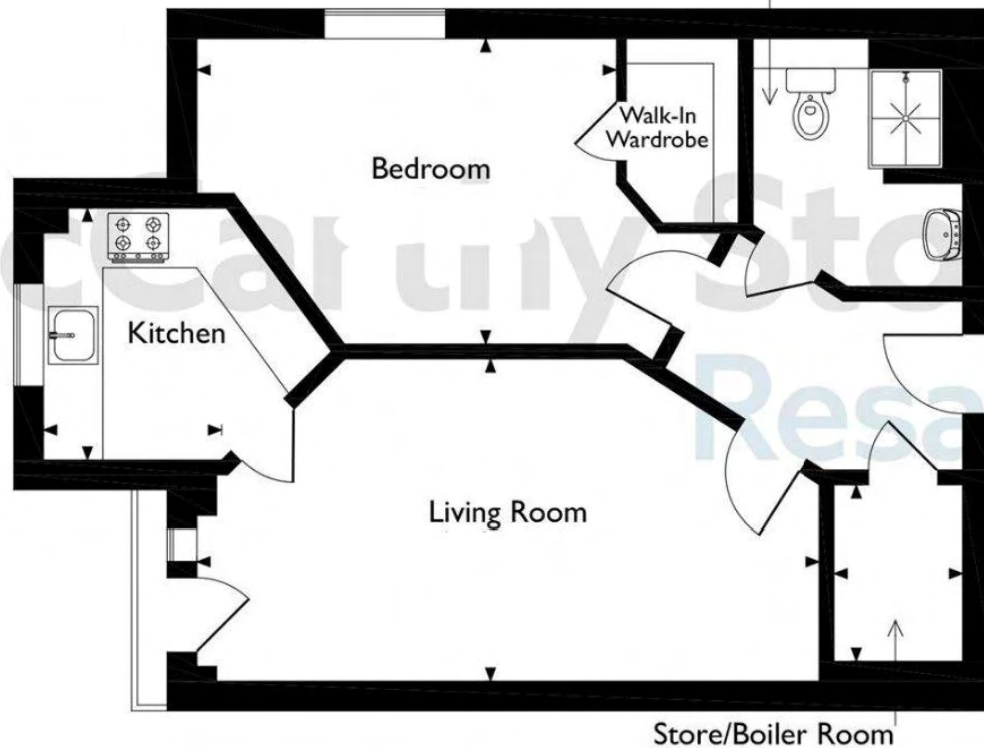


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41, Lowe House, Knebworth, Hertfordshire, SG3 6EU  
 Approximate Gross Internal Area  
 54 Sq M/581 Sq Ft



Shower Room



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Oliver Minton**  
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