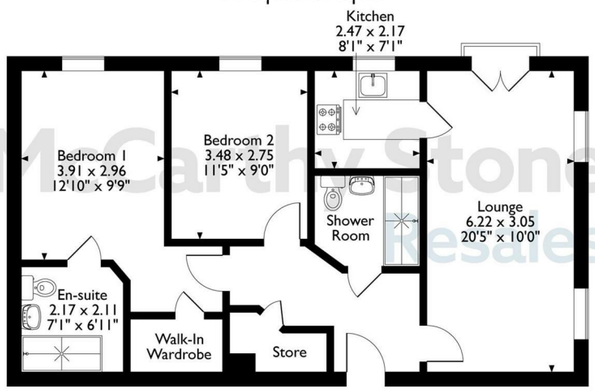
Excellent

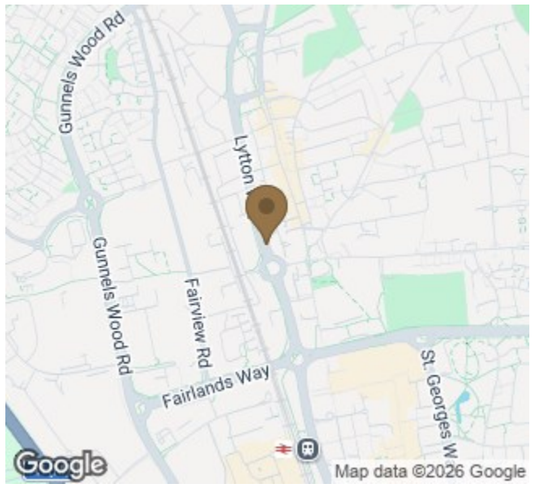
Trustpilot

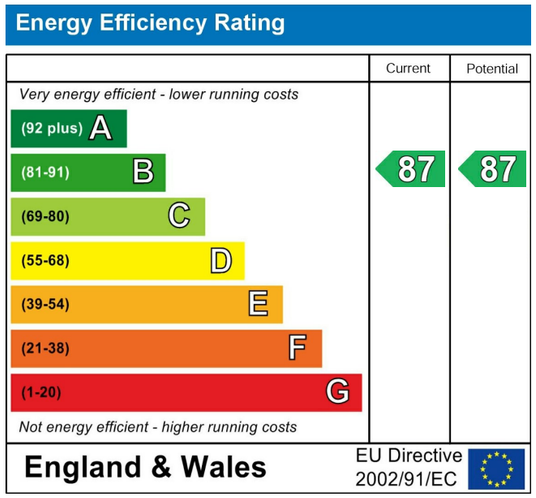
McCarthy & Stone Resales.

George House, Flat 39, Primett Road, Stevenage, Hertfordshire
Approximate Gross Internal Area
71 Sq M/764 Sq Ft




The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman









## 39 George House

Primett Road, Stevenage, SG1 3EE

2 | 1 | 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 39 George House could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £325,000
## Leasehold

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

### Why you'll love living here:

- Homeowners Lounge
- Reading Room
- Function Room - private hire from around £25
- Roof Terraces
- Lift to all floors
- House Manager
- Security entry systems
- 24-Hour emergency call systems
- Fire detection & Intruder alarms
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone Resales.

Trustpilot Rated Excellent

# 39 George House, Stevenage

2 | 1 | Asking price £325,000

### 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.

### 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 Green restaurant, a beautiful Grade II listed building opposite the bowling green or 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. All other doors leading to; Main Shower Room, both Bedrooms and Lounge.

### Lounge
This bright dual-aspect lounge features a French door opening onto a Juliette balcony, complemented by two full-height windows that flood the space with natural light. Generously proportioned, the room offers ample space for both comfortable seating and a dedicated dining area. It is finished with two modern ceiling light fittings, a Sky TV point (subscription fees may apply), telephone points, and conveniently positioned raised power outlets. A part-glazed wooden door leads through to the separate kitchen.

### Kitchen
An immaculate modern fitted kitchen with a range of base and wall storage units. The rear facing window fitted with roller blind sits above the stainless steel sink unit with mixer tap and drainer. Built in Bosch electric oven with matching microwave above. Four ringed hob with chrome style splash back and matching extractor hood. Free standing fridge/freezer. Ceiling and under (wall) unit spot lighting.

### Master Bedroom
This generously sized master bedroom with rear facing window and provides ample space for bedroom furniture. A door leads to a large walk in wardrobe with fitted shelving and hanging space. Another door leads into the en-suite shower room. TV and telephone points, ceiling lighting and raised height power points.

### 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 mirror with light above. Wall mounted heated towel rail. Emergency pull-cord. Ceiling spot lights.

### Second Bedroom
A good sized second bedroom which can also be used for dining or hobby / study room. TV and telephone points, ceiling lighting and raised height power points.

### Shower Room
A modern shower room fitted with shower cubicle with sliding glass door. Wash hand basin and fitted mirror with bit in light above. WC with concealed cistern. Heated towel rail. Emergency pull-cord.

### Service Charge (breakdown)
- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 House Manager.

Annual service charge £5,063.21 for financial year ending 30th June 2027.

### Parking Permit Scheme (subject to availability)
The fee is usually £250 per annum, prmits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information
Lease: 999 years from 1st June 2016
Ground rent: £425 per annum
Ground rent review: 1st June 2031
It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

### Moving Made Easy & Additional 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.
- 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

- Fibre to the Cabinet Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage



















