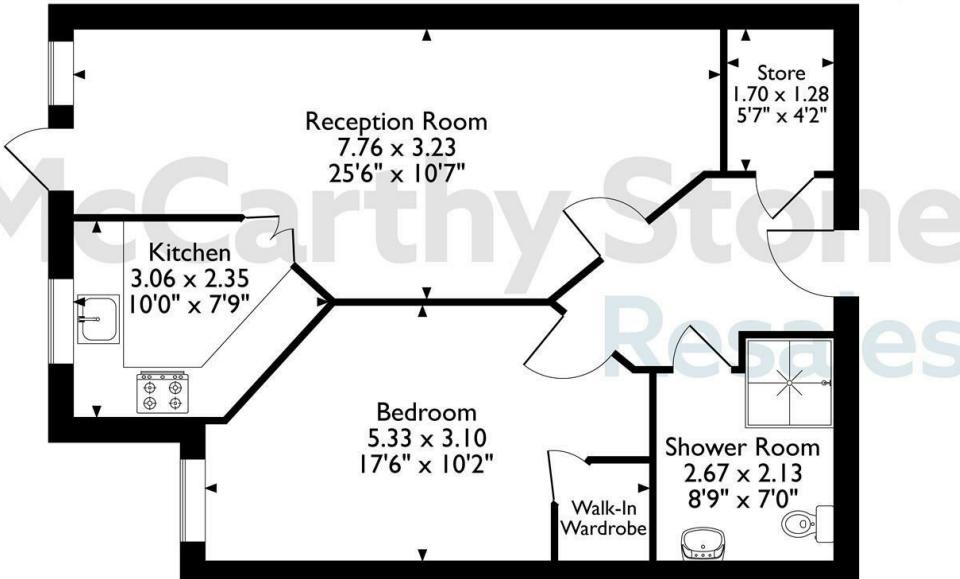
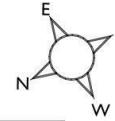


Park House, Apartment 2, Old Park Road, Hitchin, Hertfordshire  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



#### Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



| 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 |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



## 2 Park House

Old Park Road, Hitchin, SG5 2JR

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £265,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PARK HOUSE - BOOK NOW!

A WELL PRESENTED one bed roomed retirement apartment. Located on the GROUND FLOOR, this apartment boasts direct access to a PATIO AREA from the lounge.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

# Park House, Old Park Road, Hitchin

1 Bed | £265,000

PRICE  
REDUCED

## Apartment Overview

Beautifully presented ground floor apartment with a bright and sunny living room with access to a patio area. Modern kitchen complete with built in appliances, whilst the bedroom has a walk-in wardrobe. A contemporary shower room completes this lovely apartment.

## 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. Within the service charge homeowners are allocated 1 hour of domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hour of domestic assistance included in your service charge, there are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication, Companionship (please speak to the Property Consultant for further details and a break down of charges).

The development has a great community of homeowners with a homeowners Association who support each other, 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 including 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 emergency response pull cord system is situated in the hall. Walk in storage cupboard. Wall mounted thermostat control for the underfloor heating. Emergency call module. Doors leading to Shower Room, Bedroom, and Living Room. Underfloor heating runs throughout the apartment.

## Living Room

A bright and spacious living room benefitting from a full height double glazed window and door to the side, leading out to a patio area. Full fibre has recently been fitted with BT / EE TV service. A range of power points. Underfloor heating with wall mounted thermostat control. Fitted carpets and curtains. Part-glazed doors leading to kitchen.

## Kitchen

Modern kitchen with a range of base and wall units and pan drawers with a roll top work surface over. A double glazed, electronically controlled window sits above a stainless steel sink and drainer with mixer tap. Integrated fridge and freezer. Full size free standing dishwasher. Built in electric oven. Electric hob with tiled splash-back and chrome extractor hood above. Down lighters beneath wall mounted cupboards. Tiled floor and under-floor heating.

## Bedroom

Spacious bedroom benefitting from a walk-in wardrobe providing hanging rails and shelving. Fitted drawer units providing extra storage. A range of power sockets. Central ceiling light fitting, fitted carpets and curtains. Underfloor heating with wall mounted thermostat controls. Emergency pull-cord.

## Shower Room

Fully tiled modern fitted suite comprising; vanity unit wash hand basin with mirror above; WC; Level access shower with support rails. 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, but does include the cost of your Estate 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 Estate Manager.

ANNUAL SERVICE CHARGE: £10,459.18 for financial year ending 30/9/2026.

## 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.

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2030

## Lease Length

Lease: 125 years from 1st Jan 2015.

## Additional Services & Information

\*\* Entitlements Advice\*\* Check out benefits you may be entitled to.  
\*\* 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.

Speak to your Property Consultant for more details.

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

