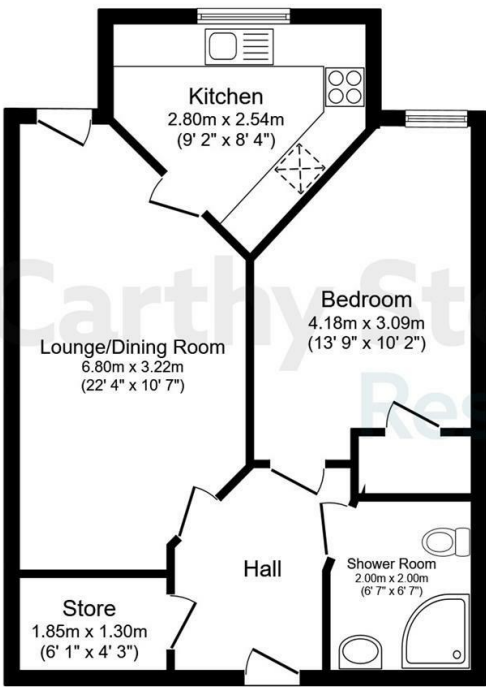


26 Lowe House

London Road, Knebworth, SG3 6EU



Total floor area 54.6 sq.m. (587 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Asking price £297,500 Leasehold

An OPPORTUNITY to purchase this BEAUTIFULLY PRESENTED one bedroom retirement apartment which boasts a spacious living room with JULIET BALCONY. Modern kitchen with built in appliances, DOUBLE BEDROOM with a WALK-IN WARDROBE and a CONTEMPORARY shower room . ALLOCATED CAR PARKING SPACE.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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Lowe House, London Road, Knebworth

Lowe House

Low House is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's 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 hours 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 - 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 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.

Local Area

There's certainly a lot going on in Knebworth. This tranquil, prosperous and well-maintained Hertfordshire village harbours a wealth of culture and community life that would easily rival most large towns. All of life's essentials are comfortably close by, with a wide variety of shops and services, including a pharmacy; library; doctor's surgery and dentist. Foodies are well catered-for with Knebworth enjoying highly-rated restaurants and excellent pubs. Sports enthusiasts will be completely spoilt for choice here - as well as the local walking group, there are also dedicated clubs for bowling; cricket; football; badminton; archery; karate and tennis, not forgetting the local golf club. Welwyn Garden City is less than six miles away, and the nearby A1 motorway offers fast access to the larger shopping centres of Stevenage and Hertford. Knebworth train station provides a half-hourly service to London Kings Cross in around 35 minutes, as well as services to Cambridge and Peterborough.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room



Living Room

A bright, airy and spacious lounge with fully glazed opening to a Juliet balcony. This living area provides ample room for a small dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, two ceiling points and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Modern kitchen with a range of white high gloss units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits below the auto opening window . Inset waist height (for minimal bend) Bosch electric oven with built in microwave above. Four ring electric Bosch hob with glass splash back and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

Bedroom

A generous double bedroom with a walk-in wardrobe with shelving and hanging rails. TV and telephone point. Fitted carpets, ceiling point, and raised electric power sockets.

Shower Room

Fully fitted modern wet room style with electric shower, grab rail and curtain. Low level WC, vanity unit with wash basin with cupboards beneath and fitted illuminated mirror. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, shaving point and down lighting. Emergency pull cord.

Car Parking

The apartment has an allocated car parking space

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



1 Bed | £297,500

• 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 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
Ground rent: £435 per annum
Ground rent review date: 1st Jan 2035
It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Moving Made Easy & Additional Services

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

