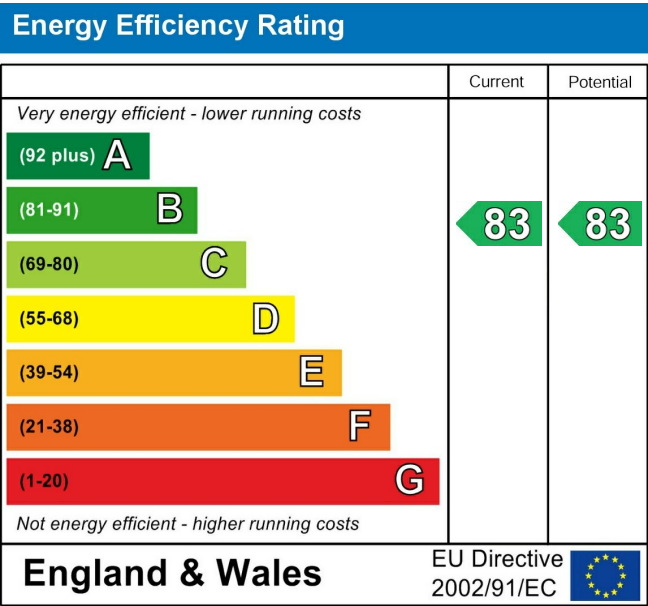
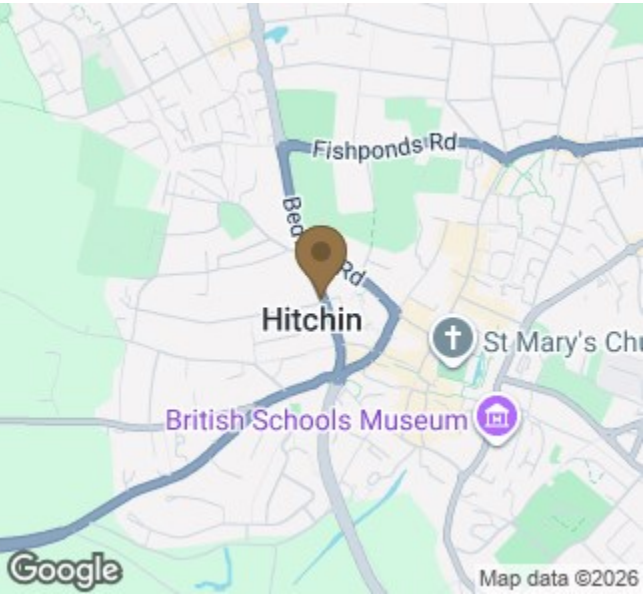
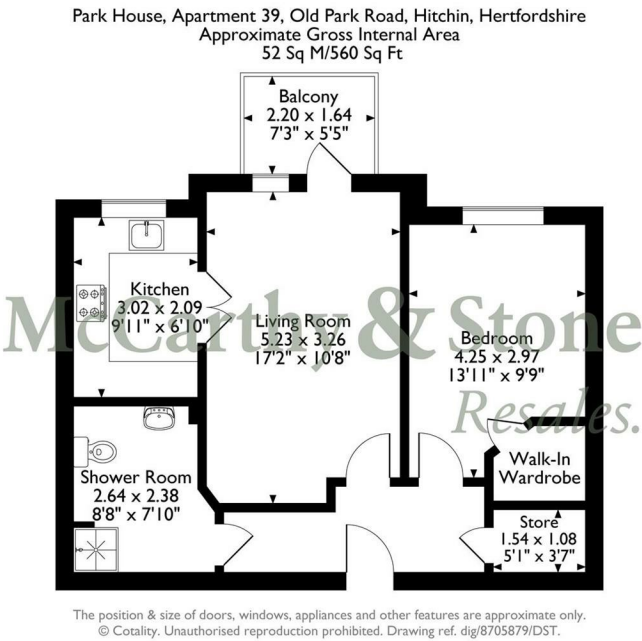




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Registered in England and Wales No. 10716544



39 Park House

Old Park Road, Hitchin, SG5 2JR

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

Asking price £338,000
Leasehold

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



Why you'll love living here:

- Walk out balcony
- Garden view
- 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
- Personal care packages available from the on-site CQC registered YourLife team

McCarthy & Stone
Resales.

39 Park House, Hitchin

Park House

Park House is a Retirement Living PLUS development in Hitchin, specifically designed for the over-70s, offering independent living with additional support when needed.

The development features 24-hour on-site staffing, an Estate Manager, emergency call systems and secure camera entry. Homeowners can enjoy a welcoming community with a lounge, restaurant serving freshly prepared meals, guest suite, WiFi and a programme of social activities and events.

Hitchin offers excellent transport links, with direct trains to London King's Cross, while Luton Airport is under 10 miles away. An ideal choice for those seeking a supportive and sociable retirement lifestyle.

Apartment Overview

A well-presented apartment featuring a spacious lounge with access to a west-facing walk-out balcony, enjoying pleasant views over the gardens. The fully fitted kitchen provides a practical and modern space, while the generous bedroom benefits from a walk-in wardrobe. Further features include a fully fitted shower room and a useful, good-sized storage cupboard in the hallway.

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

Landscaped Gardens

One of the main social hubs of Park HouseE is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax



and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Park House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Car Parking Permit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Service Charge

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

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: £10,979.15 for financial year ending 30/9/2027



 1 |  1 | Asking price £338,000

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Ground Rent

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

Moving Made Easy

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 speak with our Property Consultant today.

Additional Information & Services

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

