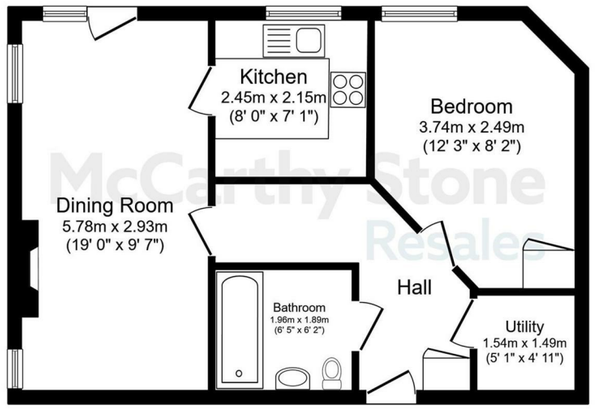
Excellent

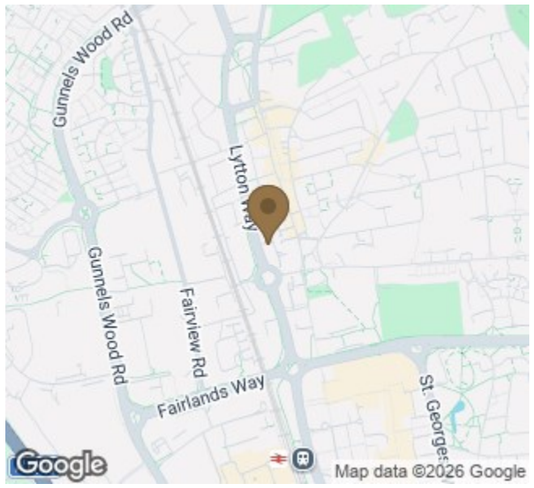
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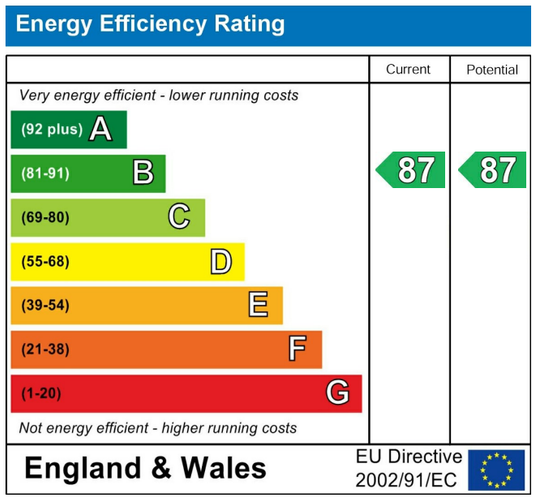
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Total floor area 49.7 sq.m. (535 sq.ft.) approx

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







18 George House

Primett Road, Stevenage, SG1 3EE

1 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 18 George House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £229,995
Leasehold

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

Why you'll love living here:

- Dual-aspect Lounge
- Stunning Communal Roof Terrace
- 24-Hour emergency call systems
- Homeowners Lounge where social events take place
- Reading Room + Function Room
- House Manager on-site during office hours
- vibrant community
- Beautiful views of Stevenage from roof terrace
- Lifts to all floors
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

18 George House, Stevenage

1 | 1 | Asking price £229,995

Summary
Nothing but good things to say about George House. The friendliest and most welcoming retirement home I have ever stepped foot in. Sue, the House Manager, was absolutely brilliant!"

George House offers comfortable, low-maintenance retirement living with a dedicated House Manager, 24-hour emergency call system and secure camera entry. Apartments feature walk-in wardrobes, underfloor heating and Sky+ connection.

The development boasts a welcoming Homeowners' Lounge, East and West-facing roof terraces, reading room and function room, providing plenty of space to relax and socialise. Guests can also stay in the on-site en-suite Guest Suite.

The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance and water rates, giving you more time to enjoy retirement.

Local Area
Enjoy retirement in the heart of charming Old Stevenage, where history, character and everyday convenience come together.

Just a short stroll from George House, the picturesque Old Town High Street offers a wonderful mix of independent shops, cafés, restaurants and essential amenities, all centred around an attractive pedestrianised area. Whether it's picking up your morning essentials, enjoying coffee with friends or stopping for a leisurely lunch, everything you need is close at hand.

Take a seat at On The Green, a beautiful Grade II listed building overlooking the bowling green, or enjoy a meal at the elegant Cromwell Hotel, a historic 16th-century farmhouse serving locally sourced food. The area also offers plenty of opportunities to enjoy the outdoors, with green spaces and the surrounding countryside providing lovely places for a stroll.

For days out, Hitchin, Letchworth Garden City, Welwyn Garden City and Knebworth are all within easy reach, while excellent local transport links make exploring the wider area simple.

With its welcoming community, beautiful historic setting and everything you need close by, Old Stevenage is a wonderful place to enjoy a relaxed and fulfilling retirement.

Apartment Overview
A beautifully spacious one-bedroom apartment offering an impressive sense of space, excellent natural light and superb storage throughout.

The dual-aspect lounge is a real highlight, creating a bright and welcoming living space with plenty of room for a comfortable seating area and a full dining table and chairs. French doors open onto a Juliet balcony, adding to the light and airy feel.

The fully fitted kitchen is well appointed and practical, while the generously sized bedroom provides plenty of space and benefits from a large walk-in wardrobe.

A good-sized fully fitted bathroom, spacious entrance hallway and unusually generous utility room complete the accommodation, providing excellent storage and convenience.

A fantastic retirement apartment combining generous proportions, plenty of storage and a wonderfully light and airy feel – an apartment that truly needs to be viewed to be appreciated.

Social Lifestyle
The Communal Lounge is at the heart of the community at George House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit George House on a regular basis and always happy to welcome new clients.

Service Charge
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,375.48 for financial year ending 30/06/2027.

Entitlements Service Check out benefits you may be entitled to.

Roof Terrace
One of the main social hubs of George House is the large terrace area. 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

Parking Permit Scheme
The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease length: 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 or of age or over.

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

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.













