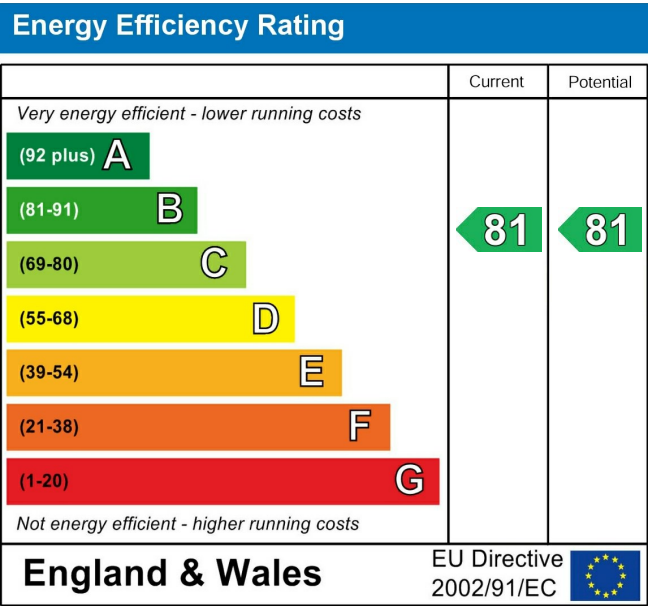




Floor Plan

Total floor area 54.0 sq. m. (581 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 and for guidance only. No details are guaranteed. Any service 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). Plan produced for McCarthy & Stone. Powered by www.localagent.com



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Registered in England and Wales No. 10716544



28 Park House

Old Park Road, Hitchin, SG5 2JR

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

Asking price £265,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
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Why you'll love living here:

- Homeowners' lounge & Conservatory
- Table service restaurant
- Guest suite & Laundry room
- Wellbeing suite
- Landscaped garden
- 24-Hour on-site management
- Estate manager & YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

28 Park House, Hitchin

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. 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 homeowner, 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 from 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.

Local Area

Park House is conveniently located in the heart of Hitchin town centre, boasting an abundance of shops and super markets. Waitrose is opposite the development and Sainsbury's, Iceland

and Asda can also be found close by. 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.

Entrance Hall

Door leading to a walk in storage cupboard. Wall mounted thermostat control for the underfloor heating. Emergency call module. Doors leading to Shower Room, Bedroom, and Living Room.

Living Room

This immaculate living room benefits from having a large double glazed window. TV point with sky+ connectivity. Telephone point. A range of power points. Underfloor heating. Part-glazed double doors leading to kitchen.

Kitchen

A double glazed window sits above a stainless steel sink and drainer with mixer tap. Fully integrated appliances include fridge and freezer. 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 patio door leading onto a private balcony. TV and telephone point. A range of power sockets. Walk in wardrobe with shelves and hanging rails. Central ceiling light fitting. Underfloor heating. Emergency pull-cord.

Wet Room

Fully tiled modern fitted suite comprising; vanity unit with wash hand basin and mirror above; WC; Shower with grab rails. Wall mounted towel rail. Emergency pull-cord. Underfloor heating.

Service Charge

- 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

 1 |  1 | Asking price £265,000

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 30/09/2026.

Lease Information

125 years from 1st January 2015

Ground Rent

Ground rent: £435 per annum

Ground rent review: 1st: January 2030

Car Parking

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.

Additional Information & Services

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

