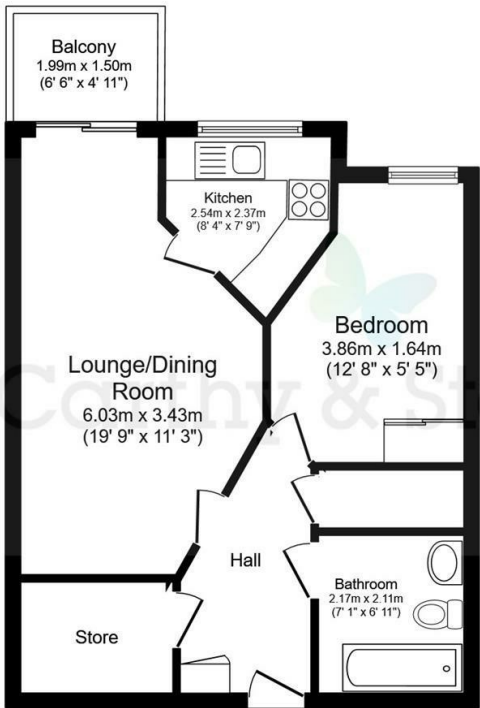


37 George House

Primett Road, Stevenage, SG1 3EE

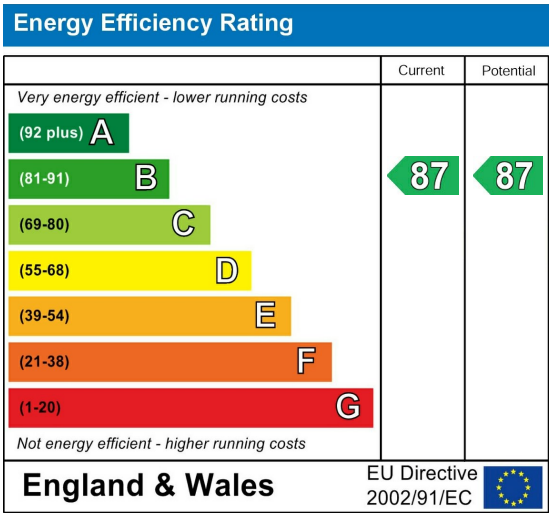
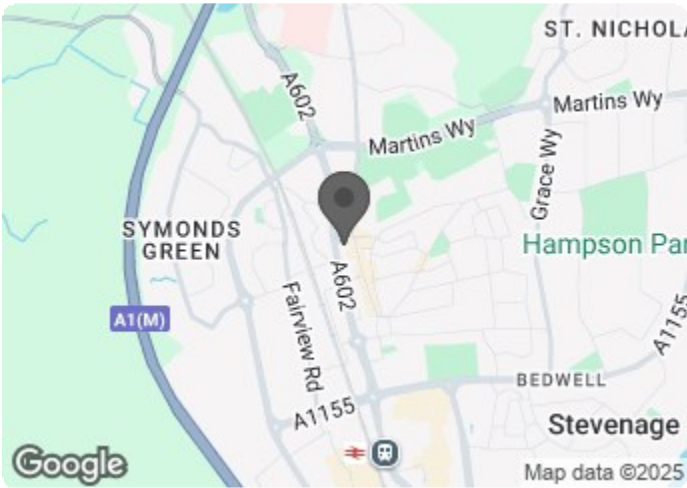


Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



Price £250,000 Leasehold

\*PRICE FOR QUICK SALE\* A beautifully presented one bedroom apartment with a WALK-OUT BALCONY situated within a popular MCCARTHY & STONE retirement living development. The apartment can be purchased furnished at no extra cost.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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# George House, Primett Road, Stevenage, Hertfordshire, SG1 3EE

**Summary**  
"Nothing but good things to say about George House, Stevenage. Most friendliest and welcoming retirement home I have ever step foot in. Sue the House Manager was absolutely brilliant!" George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in lounge, underfloor heating and camera entry system for use with a standard TV. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge, function room (For hire at £25), reading room, and other communal areas are also covered in the service charge. For your peace of mind the development has TV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge with a East and West facing roof terrace provides great space to socialise 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) which has an en-suite shower room, tea and coffee making facilities and a TV. The development also features plug for electric cars for residents use and also the disabled visitor parking place.

**Local Area**  
The charming town of Old Stevenage has a lot to offer with its historic High Street and pedestrianised centre lined with a variety of shops, cafés and restaurants and other essential amenities. The heart of the town is just a few minutes walk from George House with a Tesco Express to easily meet your daily requirements. For a tasty lunch or coffee with friends visit On the Green restaurant, a beautiful Grade II listed building opposite the bowling green or the elegant Cromwell Hotel – a 16th century farmhouse serving locally sourced foods. Homeowners can enjoy quick and convenient access to surrounding areas including Hitchin, Letchworth, Welwyn Garden City and Knebworth. With a variety of shopping facilities and services in the local town centre, George House will make for an ideal place in which to enjoy your retirement.

**Entrance Hall**  
Solid oak door with spy hole and letter box leads in to entrance hall. The emergency speech module is wall mounted within the hall. Security door entry system. Door to walk in utility room / storage cupboard with plumbing for a washing machine and tiled flooring.



## 1 Bed | £250,000

Service Charge: £3,055.51 per annum (up to financial year end 30/06/2025).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200)'.  
**Parking Permit Scheme (subject to availability)**  
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.

**Additional Information & Services**  
This apartment is available both furnished or unfurnished, depending on the purchasers preference. Please note, the artificial grass on the balcony has been removed since the photograph was taken.

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.  
**\*\* 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.

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

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

**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.

