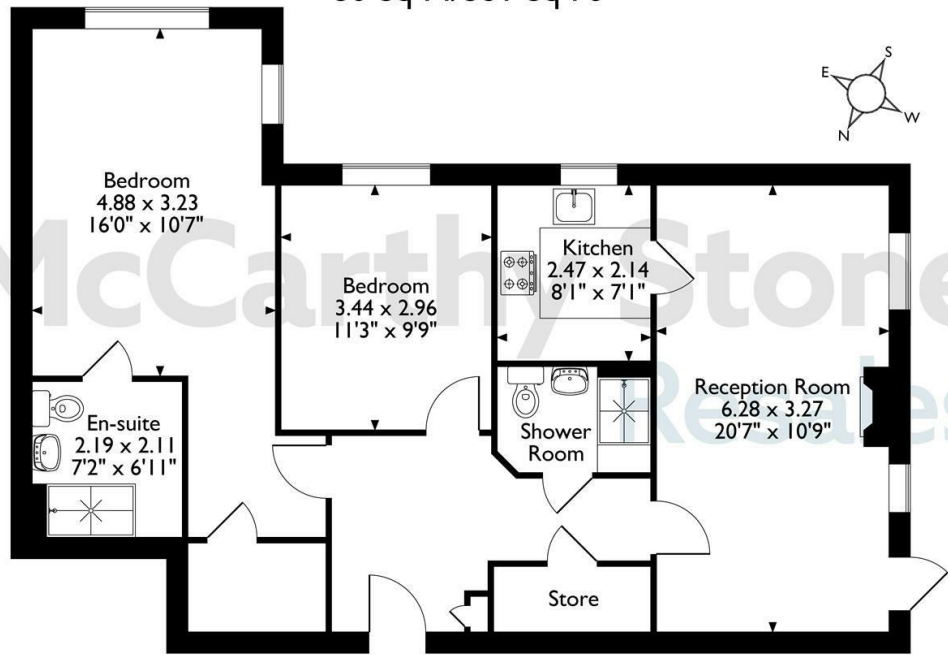


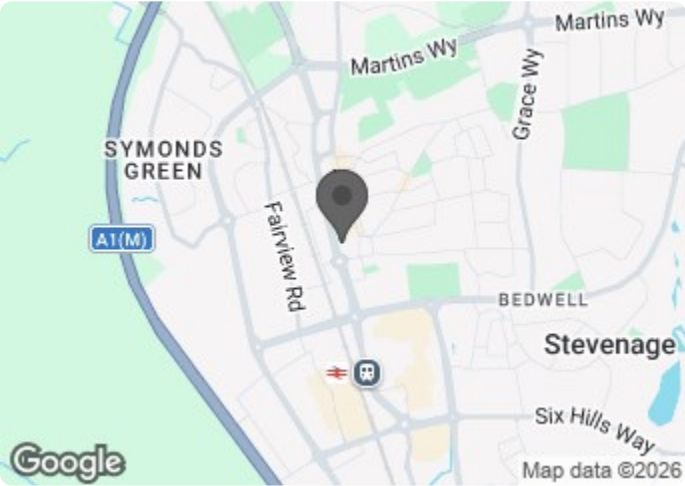
George House, Flat 1, Primett Road, Stevenage, Hertfordshire
Approximate Gross Internal Area
80 Sq M/861 Sq Ft




Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87	87	
(81-91) B			
(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			

1 George House

Primett Road, Stevenage, SG1 3EE



Asking price £325,000 Leasehold

A bright and spacious SOUTH & East facing two bedroom GROUND FLOOR apartment with PATIO area.

George House is a popular McCarthy Stone retirement living development with on-site communal lounge and rooftop club lounge.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

George House

George House has been designed to support modern living with all apartments featuring walk in wardrobes, Sky+ connection point in living rooms, 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. All floors within the development can be accessed via two separate lifts. 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, 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 provides a 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. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Everything close at hand.

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. George House benefits from having a number of bus stops close by with good links to local areas. Also, just half a mile from George House you will find a train station with links to London - approx 25 mins. 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, as well as convenient features including a relaxing club lounge with East and West-facing roof terraces, 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 to a large entrance hall. The emergency speech module is situated in the hall. Security door entry system. Door to storage/airing cupboard containing the

water tank and a plumbed in washer/dryer, and single door to an additional cupboard. All other doors leading to; both bedrooms, shower room and the living room.

Living Room

A spacious, light-filled living room with French doors opening onto a patio, ideal for a bistro set. An additional window enhances the natural light, while the room comfortably accommodates both living and dining areas. A feature electric fire with surround provides an attractive focal point. Additional features include Sky TV and telephone points (subscription fees may apply), two ceiling light points, raised-height power points, and a part-glazed door leading to the kitchen.

Kitchen

Modern kitchen with fitted base and wall units finished in a high glass. Window with blind is position above the sink with mixer tap and drainer. Built in Bosch oven with matching microwave above. Four ringed hob with chrome style splash back and matching extractor hood. Integrated fridge/freezer. Ceiling and under (wall) unit spot lighting.

Master Bedroom

A bright and airy master bedroom offering a dual aspect outlook from two windows. TV and telephone points, ceiling light fitting and raised height electric points. Door leads onto a walk in wardrobe housing shelving and hanging rails and additional door to en-suite shower room.

En-Suite Shower Room

A large modern en-suite comprising; walk in double shower with glass screen; WC with concealed cistern; inset wash hand basin with built in mirror and light above; heated wall mounted towel rail.

Second Bedroom

Double bedroom which could be used for dining or study / hobby room. TV and telephone points, ceiling light fitting and raised height electric points.

Shower Room

Modern suite comprising; shower cubicle; WC, pedestal wash hand basin with mirror and light above. Wall mounted heated towel rail.

Service Charge (breakdown)

- 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

2 Bed | £325,000

- 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 £4,847.82 for financial year ending 30th June 2026.

Parking Permit Scheme (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 House Manager on site for availability.

Lease Information

Lease length: 999 years from 1st June 2016
Ground Rent: annual fee of £495
Ground rent review: 2031

Moving Made Easy & Additional Information

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.
 - 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

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

